

# *2020 Report on* **State Planning Issues**

*Prepared for*  
*Governor Carney and the 150th General Assembly*

*Prepared by the*  
*Cabinet Committee on State Planning Issues*

*October 2020*



*The cover design images were provided by Temple Carter.*

## ACKNOWLEDGEMENTS

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John Carney

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# TABLE OF CONTENTS

<i>INTRODUCTION</i> .....	1
<i>OVERVIEW OF STATE PLANNING IN DELAWARE</i> .....	4
The State Role in Land Use Planning .....	4
Delaware Land Use Planning Overview .....	6
<i>STATE OF DELAWARE LAND USE PLANNING STRUCTURE</i> .....	7
Cabinet Committee on State Planning Issues .....	7
Office of State Planning Coordination .....	7
An Overview of the <i>Strategies for State Policies and Spending</i> .....	8
<i>DEVELOPMENT TRENDS ANALYSIS</i> .....	10
Residential Trends .....	10
Non-residential Trends .....	12
Compliance with State Strategies for Policies and Spending .....	13
Trends Summary .....	14
<i>STRENGTHENING DELAWARE’S ECONOMY</i> .....	16
Opportunity Zones .....	16
Support for Small Business .....	17
Transportation Infrastructure Investment Fund .....	19
Delaware Bayshore Program .....	20
<i>BUILDING STRONG COMMUNITIES</i> .....	22
Downtown Development Districts .....	22
State Historic Preservation Tax Credit Program .....	25
Local Comprehensive Plans .....	26
Climate Resiliency and Adaptation .....	26
Housing .....	31
Public Safety .....	32
<i>A HEALTHIER DELAWARE</i> .....	33
Planning Healthy Communities .....	33
Outdoor Recreation Parks and Trails Program .....	36
<i>CONSERVING AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES</i> .....	37



Open Space Program .....	37
Agricultural Preservation.....	37
Division of Historical and Cultural Affairs.....	38
Water Resources.....	41
<b>BETTER SCHOOLS FOR ALL DELAWARE CHILDREN.....</b>	<b>43</b>
Education .....	43
Student Enrollment.....	43
School Site Selection.....	43
<b>PLANNING FOR CONNECTIVITY AND MOBILITY.....</b>	<b>44</b>
Metropolitan Planning Organization Coordination .....	44
Master Planning Activities .....	45
Transportation Planning & Programming .....	48
Mileage-Based User Fee Pilot Program.....	50
Capital Transportation Program (CTP) .....	50
Non-Motorized Transportation .....	51
<b>DATA, RESOURCES, AND COLLABORATIONS.....</b>	<b>52</b>
Census State Data Center .....	52
Delaware Population Consortium .....	53
Geospatial Coordination.....	53
State Land Inventory.....	54
University of Delaware Collaboration .....	55
Annexation Plan of Services Review.....	55
Preliminary Land Use Service .....	55
<b>APPENDIX A: DELAWARE DEVELOPMENT TRENDS ANALYSIS .....</b>	<b>A1</b>
<b>APPENDIX B: STATE FINANCIAL INVESTMENTS .....</b>	<b>B1</b>
<b>APPENDIX C: DEMOGRAPHIC DATA .....</b>	<b>C1</b>
<b>APPENDIX D: COMPREHENSIVE PLANNING PROGRESS.....</b>	<b>D1</b>
<b>APPENDIX E: HIGHLIGHTS FROM LOCAL JURISDICTIONS' ANNUAL REPORTS .....</b>	<b>E1</b>
<b>APPENDIX F: DOWNTOWN DEVELOPMENT DISTRICT TABLES .....</b>	<b>F1</b>



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

October 5, 2020

Dear Governor Carney and the Members of the 150th General Assembly,

I am pleased to present the 2020 Report on State Planning Issues. The Office of State Planning Coordination (OSPC) prepares this report on behalf of the Cabinet Committee on State Planning Issues, in accordance with the Delaware Planning Act (29 Del. Code Ch. 91).

The Cabinet Committee serves as an advisory body and includes leaders of state agencies whose missions intersect with land use planning in the state. Their role is to promote orderly growth and development, and to align the state's provision of infrastructure and services with local governments' land use decisions.

In a typical year the purpose of the annual report is to share information relevant to planning and land use decisions and to highlight projects led by Cabinet Committee agencies and partners. Of course this is not a typical year, and state agencies have had to dramatically shift priorities and procedures in response to the Covid-19 global pandemic. Many agencies have worked tirelessly to aid our communities and citizens and to bolster economic development. Understandably, this year's report is more of a snap-shot of certain projects and efforts but not as comprehensive as year's past given unprecedented constraints, uncertainties, and re-directed priorities.

As in years past, this report also includes data collected for analyzing residential and non-residential development trends to see how and where we are growing. I think you will find these trends of interest, both statewide and in each county.

Please read on to appreciate how our state agencies are working together, coordinating with local governments to serve our citizens and visitors, and preserving our natural and cultural resources.

Sincerely,

A handwritten signature in blue ink that reads "Constance C. Holland".

Constance C. Holland, AICP  
Director, Office of State Planning Coordination



# INTRODUCTION

The 2020 Annual Report on State Planning Issues was prepared by the Delaware Office of State Planning Coordination (OSPC) on behalf of and in conjunction with the Cabinet Committee on State Planning Issues (hereafter “Cabinet Committee”).

The Cabinet Committee serves as an advisory body to the Governor and includes leaders of state agencies whose missions intersect with land use planning in the state. Their role is to recommend actions that promote orderly growth and development, align with the State’s land use goals, and encourage efficient use of state resources.

The purpose of the annual report is to share information relevant to planning and land use decisions and present data collected for analyzing residential and non-residential development trends. Also prominent in the report are highlights of projects led by Cabinet Committee agencies and partners. These projects are helping to revitalize communities, foster economic development, and balance prosperity with preserving our natural and cultural resources. Projects are grouped by the general themes outlined below:

## Strengthening Delaware’s Economy

Promoting the establishment and expansion of high-quality employment opportunities in sectors such as science, technology, banking, and finance has been a state goal for many years. Initiatives to attract business and industry, ensure necessary infrastructure, and promote cultural and ecotourism opportunities include the Opportunity Zones federal tax deferment program, and other support by the Division of Small Business, the Transportation Infrastructure Investment Fund, and scenic corridors programs.

## Building Strong Communities

Communities are strengthened by providing incentives for infill development and redevelopment, reducing crime and blight, and preparing for emergencies and a changing climate. Numerous projects and programs are underway to help our communities thrive economically and be resilient in the face of changing conditions. Downtown Development Districts help revitalize selected municipalities through economic incentives and targeted assistance in strengthening neighborhoods and improving housing conditions. The State Historic Preservation Tax Credit Program assists in preserving and rehabilitating



historic buildings throughout Delaware. Strong communities must be resilient to changing environmental conditions. Programs to assist with preparing for climate change, such as the Resilient and Sustainable Communities League (RASCL), the Sustainable Communities Regional Planning Grant, and the Resilient Community Partnership, are featured in this section. Public safety efforts by the Delaware State Police and paramedic services are also included.

## A Healthier Delaware

In order to improve Delawareans' health outcomes and their quality of life, it is important to address the quality of the environment in which we all live. Several initiatives, such as the Council on Farm and Food Policy, Healthy Communities Delaware, and the Delaware Environmental Public Health Tracking Network are providing communities with the data and resources needed to improve general health. Funding opportunities and programs for expanding outdoor recreation opportunities also aid in improving access to healthier lifestyles.

## Agricultural, Natural, and Cultural Resources

The character of Delaware is integrally linked to its agricultural roots, natural resources, and historic charm. Clean water is a necessary component of thriving communities and integral to supporting healthy ecosystems. Conserving these resources is essential to the quality of life residents deserve, and fosters eco and cultural tourism opportunities. Agricultural preservation and open space programs and efforts by the Division of Historical and Cultural Affairs' State Historic Preservation Office are discussed in this section.

## Better Schools for All Delaware Children

Access to quality education is one of the foundations of a learned society. Student enrollment statistics, school site selection processes, and other efforts are discussed in this report. These are just some of the data, policies, and initiatives that help ensure that capacity exists to educate Delaware's children and that schools are located in a community setting with adequate infrastructure.

## Planning for Connectivity and Mobility

Transportation is a critical component of Delaware's infrastructure system, and the Delaware Department of Transportation (DelDOT) is responsible for over 85 percent of Delaware's roads. Projects discussed in this section provide a snapshot of transportation planning efforts.

## Data, Resources, and Collaborations

Planning is most effective with accurate and up-to-date information, sufficient resources, and engaged partners. Public policy planning efforts at the state and local level rely on the data and collaborations provided by the University of Delaware, the Delaware Population Consortium, and the U.S. Census Bureau. Efforts to improve geospatial coordination and to create a consolidated state land inventory are underway. The Preliminary Land Use Service (PLUS) continues to provide the venue for agency partners to review development projects, and the Annexation Plan of Services Review continues to ensure municipalities demonstrate their capacity to provide services prior to expanding their boundaries.

## Analysis of Development Trends

In addition to the projects above, the report includes a five-year trend analysis of statewide building and development trends. Development approvals and building permit data have been collected from all sixty local jurisdictions since the start of 2008. Trends are summarized in the body of the report and detailed in Appendix A.

## State Financial Investments

Finally, this report includes state financial investments relevant to planning goals, updated demographic data and population trends, the comprehensive plan status of local governments and their recent accomplishments, and Downtown Development District funding and projects (Appendices B–F).



*Public Art in Downtown Milford.*

# OVERVIEW OF STATE PLANNING IN DELAWARE

## The State Role in Land Use Planning

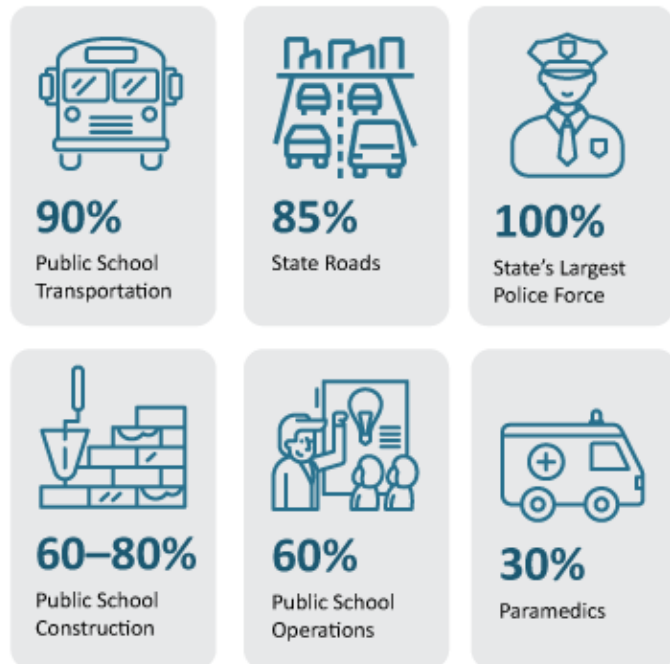
Delaware is growing and changing in population size, composition, and density. Though land use decisions are made by local jurisdictions (municipal and county), the impact of local government land use decisions, land development patterns, and each Delawarean's decision of where to live affects us all statewide. The effect can be felt fiscally—as taxpayers—and in the health, safety, and welfare of our state.

Unlike most other states, Delaware's state government provides many of the services and a great deal of infrastructure throughout the state:

- › **Roads and Other Facilities** — The State maintains approximately 85 percent of Delaware roads, as compared to a national average of about 25 percent. This includes more than 13,971 lane miles; 1,722 bridges; 1,200 traffic signals; 49 park-and-ride facilities; and 146,484 signs.
- › **Schools** — The State provides approximately 60 percent of school operating funding and provides between 60 and 80 percent of educational-facility capital-construction funding, depending upon a local school district's relative property wealth.
- › **School Transportation** — The State provides 90 percent of school transportation costs.
- › **Police and Paramedic Services** — The State Police is Delaware's largest police force, and the State provides 30 percent of paramedic funding to local jurisdictions.

In addition to the services already mentioned, the State also provides the following:

- › **Service Centers** — The State funds 15 state service centers that deliver more than 160 programs and services on approximately 665,500 visits annually.
- › **Delaware Transit Corporation (DTC)** — In fiscal year (FY) 2019, DTC provided more than 945,600 paratransit trips with 298 paratransit buses at a per-person cost to the State of approximately \$50, compared to nearly 7.2 million fixed-route DART bus rides with 260 buses at approximately \$7.60 per person.



*As illustrated above, Delaware's State government provides many services and infrastructure needs throughout the state.*

The state government has a large stake in where and how land is developed, and as such, the cost of providing these services is greatly affected by our pattern of land use. In general, the more spread out we are, the costlier it is for taxpayers. Thus, for the state to allocate resources efficiently, we need to determine a clear path to our goal of conserving our fiscal and natural resources. If state and local governments are not working together, a great deal of waste and inefficiency can occur.

The State's role in land use planning has been recognized by the General Assembly for many years. In the past thirty years or so, a structure has been developed to enable and ensure coordination and collaboration between the State, its agencies, and local government planning efforts. The following is a summary of this process, followed by some details about state land use planning.

## Delaware Land Use Planning Overview

- › Land use decisions are made at the county and municipal levels. However, the majority of infrastructure and services needed to support such decisions are provided by the state.
- › The guiding documents for land use decisions are the local comprehensive plans, which are reviewed at least every five years and updated at least every ten years.
- › Comprehensive plans are legal documents with the force of law, requiring development to be consistent with certified comprehensive plans.
- › Comprehensive plans must be implemented within eighteen months of adoption by amending the official zoning map(s) to rezone all lands in accordance with the uses and intensities of uses provided for in the future land use element of the comprehensive plan.
- › The state's overall guide to land use policy is articulated in the *Strategies for State Policies and Spending*, which is updated every five years.
- › Comprehensive plans are certified by the State as to their consistency with the state land use policies as articulated in the current *Strategies for State Policies and Spending*.
- › The PLUS review process coordinates land use with local governments, whereby major land use change proposals (e.g., large subdivisions proposals, comprehensive plan amendments, and comprehensive plan updates) are reviewed by state agency representatives along with local government representatives and developers.
- › Master plans are land use plans focused on one or more sites within an area, which identify access and general improvements. Local governments are encouraged to use master plans to implement specific concepts for areas outlined in their broader comprehensive land use plans.

# STATE OF DELAWARE LAND USE PLANNING STRUCTURE

## Cabinet Committee on State Planning Issues

One of the most significant actions in regard to improving the coordination of land use activities was the re-establishment of the Cabinet Committee on State Planning Issues (hereafter “Cabinet Committee”) in 1994. The Cabinet Committee’s primary purpose is as an advisory body to promote the orderly growth and development of the state, including recommending desirable patterns of land use and the location of necessary major public facilities. In essence, the mission of the Cabinet Committee is to advise the Governor and General Assembly on coordinating the state’s provision of infrastructure and services with the land use decision-making process that is controlled by local governments.

## Office of State Planning Coordination

The Office of State Planning Coordination (OSPC) works closely with and prepares this report on behalf of the Cabinet Committee. The OSPC’s mission is the continual improvement of the coordination and effectiveness of land use decisions made by state, county, and municipal governments while building and maintaining a high quality of life in the state of Delaware.

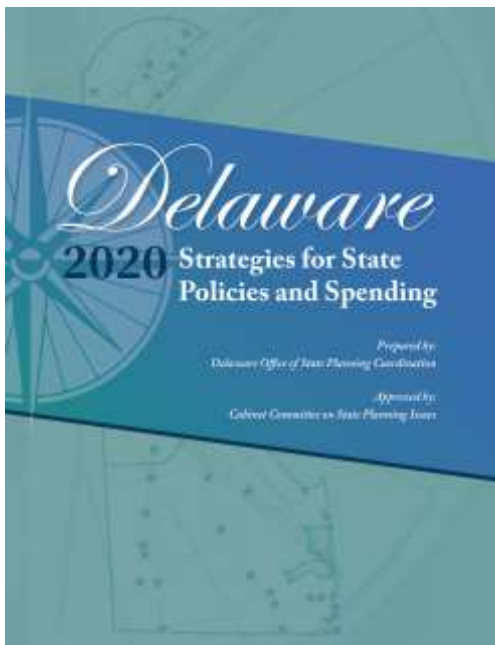
The OSPC meets its mission through:

- › Coordinating state, county, and local planning efforts.
- › Coordinating state agency review of major land-use-change proposals prior to submission to local governments.
- › Researching, analyzing, and disseminating information concerning land use planning.
- › Meeting the information and resource needs of all state agencies and local governments.
- › Coordinating the spatial data and geographic information system (GIS) needs of state agencies and local governments.



## An Overview of the *Strategies for State Policies and Spending*

The *Strategies for State Policies and Spending* (hereafter “*State Strategies*”) report is the key policy document that provides a framework for land use planning in Delaware. The *State Strategies* were first developed in 1999 by the Cabinet Committee on State Planning Issues to fulfill its directives under Title 29, Chapter 91 of the Delaware Code. The *State Strategies* provide a framework for the infrastructure and service investments by state agencies. Updates occur every five years. The Governor implemented the current 2020 *State Strategies* with Executive Order 42 on July 23, 2020.

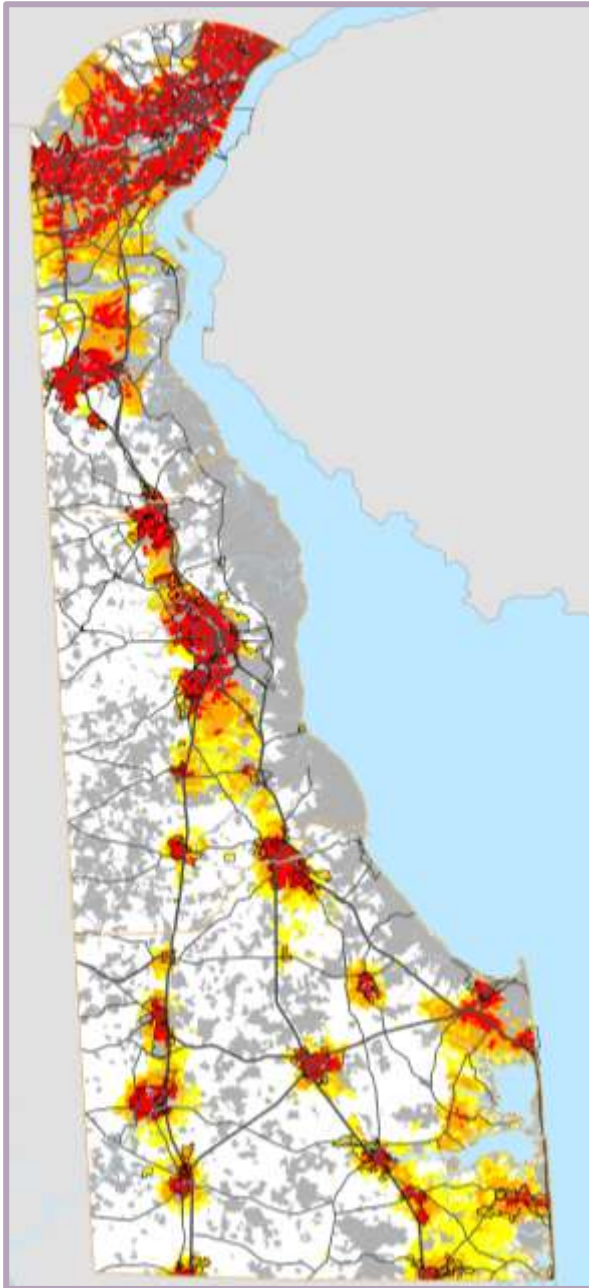


The *State Strategies* report is used in a variety of ways, including for state agency capital budgeting, PLUS reviews, school site reviews, and public facility locations. Local governments rely on this document for the preparation of comprehensive plans.

Spatial analysis (mapping) is a primary component of developing the *State Strategies* updates. The mapping incorporates data from certified county and municipal comprehensive plans, state agencies, and all relevant environmental and infrastructure data layers. The result is a map showing where levels of government intend to invest in infrastructure and services to enable growth, as well as areas where preservation and agriculture are intended. The map identifies Investment Levels 1 through 4 (summarized on the next page), which then serve to guide state investments.

Since 2008, the state has been collecting development data from local governments to track just how well these efforts are paying off. This information is summarized on page 10 and detailed in [Appendix A: Development Trends and Data Analysis](#).

## *Delaware State Strategies for Policies and Spending Investment Levels, 2020*



**Investment Level 1** – Mostly developed areas in municipalities or urbanized areas in the counties with higher density population and infrastructure, mixed-use development, and a variety of transportation options.

**Investment Level 2** – Less developed, but rapidly growing, suburban and urban areas where infrastructure is in place or planned for the near future.

**Investment Level 3** – Areas in longer-term growth plans, and/or areas within growth areas that have some environmental constraints. Although growth is planned here, infrastructure and other investments may be made further into the future.

**Investment Level 4** – Rural and agricultural areas, suitable for natural resource protection, open space, and agricultural use, including agricultural industries.

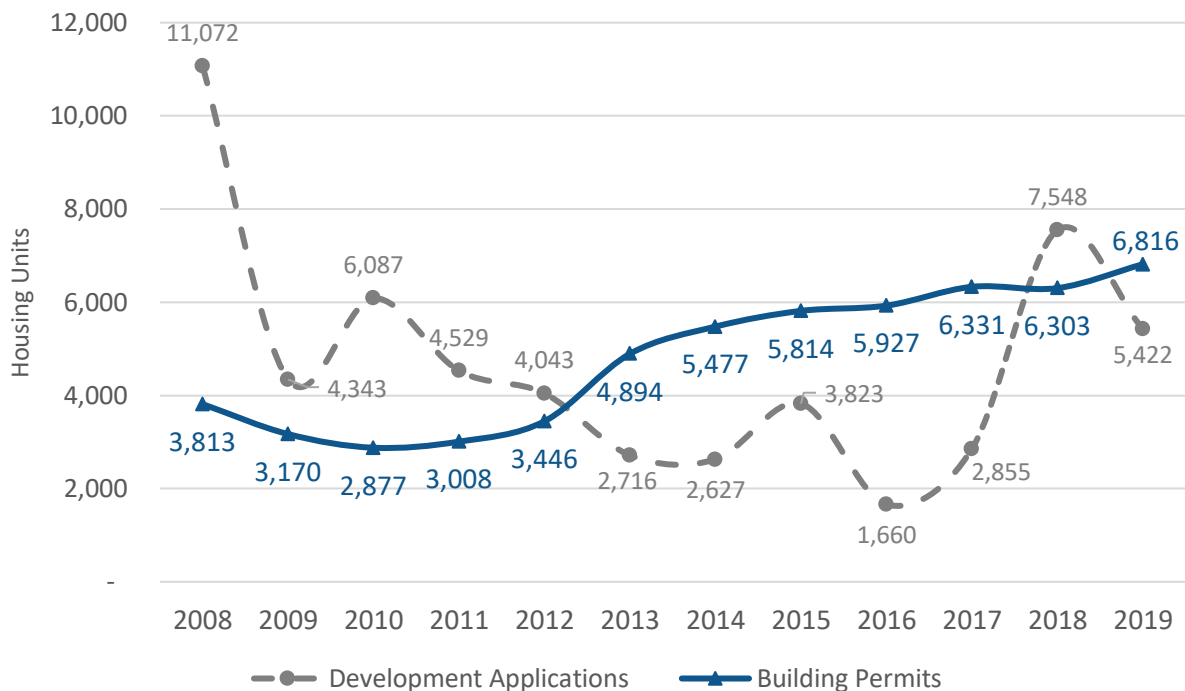
**Out-of-Play** – Areas not available for private development activity due to public ownership, conservation by private or nonprofit entities, or environmental constraints that will not allow development by law.

# DEVELOPMENT TRENDS ANALYSIS

The OSPC has been collecting building-permit and development-approval data from all sixty local jurisdictions since the start of 2008. The purpose of this reporting is to inform state, county, and municipal efforts to promote development activity around existing infrastructure and in compliance with comprehensive plans and the *Strategies for State Policies and Spending*. These data are unique in that they are collected and reported in a consistent way based on information gathered directly from all statewide jurisdictions that issue building permits and development approvals. It should be noted that “development approvals” are seen as more speculative in nature compared to “building permit” data because pulling a permit is done when construction is expected to start.

## Residential Trends

The following graph illustrates the trend of residential development applications and building permits over a 12-year period, 2008–2019.



**Figure 1. Trendlines for number of residential units in development applications (grey line) and building permits (blue line), 2008–2019.**

Following the onset of the 2008 recession (which affected the housing market in particular) there was a decline in the number of residential units reflected in the development application and building permit data. The drop-off was very steep in terms of residential development applications and more gradual for building permits. By 2012, building permits had started to increase, while development applications saw continued instability and overall decline. Development applications surged in 2016, during a time that building permit activity was increasing more gradually. In 2019, another fairly large decline occurred in the more volatile level of development applications, with no indication of a change in the steady increase in building permits for residential development. The current status of development, given the current climate of uncertainty during a global pandemic and record-high unemployment (which could be signaling an extended recessionary period), is unknown, but it is likely that the effects of both will be felt in the current and potentially in subsequent years.

## Development Applications

Development application data represent approved preliminary development plans for residential building (non-residential activity is presented in the following section). These project applications provide an indication of potential future development, indicating the scope and location of likely residential building activity.

Table 1 presents a summary of residential units in approved development applications for the six-year period from 2014 to 2019 by county in Delaware. There were a total of 23,935 residential units approved for development in Delaware in that period, with the most active county being Sussex, with 11,254 units.

**Table 1. Residential units approved in development applications, by county**

County	2014	2015	2016	2017	2018	2019	Total
New Castle	1,135	1,000	347	1,808	2,097	2,161	<b>8,548</b>
Kent	650	1,550	445	309	451	728	<b>4,133</b>
Sussex	842	1,273	868	738	5,000	2,533	<b>11,254</b>
<b>Total</b>	<b>2,627</b>	<b>3,823</b>	<b>1,660</b>	<b>2,855</b>	<b>7,548</b>	<b>5,422</b>	<b>23,935</b>

## Building Permits

Building permit data represent development that has been permitted and is closer to entering the construction phase. Since they represent building that is likely to occur in the near future, building permits present a picture of development activity in the near term.

Table 2 presents a summary of residential units in building permits for the six-year period from 2014 to 2019, by county in Delaware. During this time, a total of 36,709 residential units were issued building permits by local governments in Delaware. Sussex County has consistently seen the highest number of residential building permits, with over 60 percent (4,099) of the total in the most recent year (2019).

**Table 2. Residential units approved in building permit, by county**

County	2014	2015	2016	2017	2018	2019	Total
New Castle	1,889	2,136	2,191	1,979	1,313	1,647	11,155
Kent	986	903	1,096	1,297	1,193	1,070	6,545
Sussex	2,602	2,775	2,640	3,055	3,838	4,099	19,009
Total	5,477	5,814	5,927	6,331	6,344	6,816	36,709

## Non-residential Trends

Non-residential development includes commercial, office, industrial, and institutional uses. The unit of measure for this analysis is the total building square-footage of approved and permitted non-residential development.

**Figure 2. Trendlines for non-residential square footage in development applications (gray line) and building permits (blue line), 2008–2019**

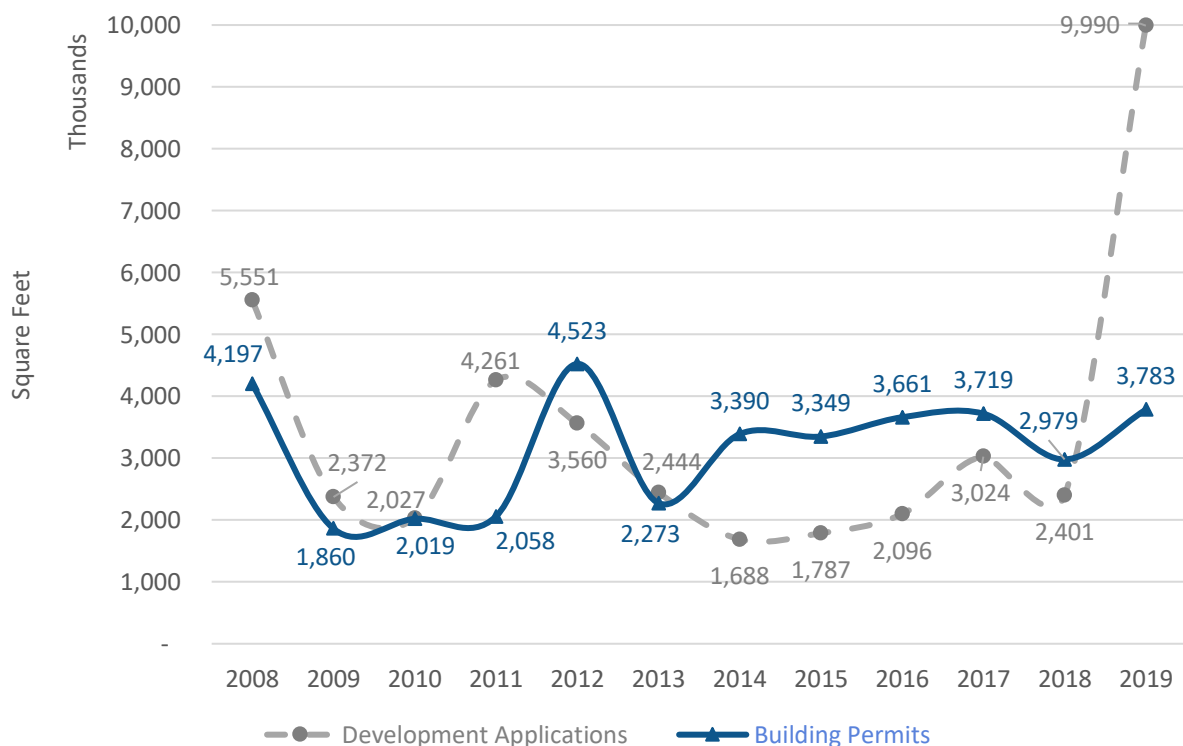


Figure 2 presents the trend in non-residential development applications and building permits over the 12-year period starting in 2008. There was a steep decline in non-residential activity in Delaware following the onset of the 2008 recession, followed by a recovery in subsequent years. Within two years, a recovery in development-application activity occurred, followed by another dip in the square footage allowed by permit two years later. Building permits recovered the following year, yet also experienced a drop similar to that for development applications after one year. In general, the level of building permits follow the trend of the development applications, with a lag of approximately one year, particularly in the five years following the onset of the 2008 recession. The latest year of data (2019) shows a steep rise in the amount of permitted square footage in development applications. This increase is accounted for by a relatively small number of proposed developments in New Castle County, which include three large logistics facilities: the Logistics Center at I-95 Wilmington, Delaware Logistics Park, and Avenue North. It is likely that the number of building permits in subsequent years should see a commensurate rise.

The analysis presented here relies on data that reflect conditions ending in 2019, and therefore before the onset of the global coronavirus pandemic. The potential for significant downturn in the business cycle, given the pandemic and associated economic shocks, puts the timing of the increase in building permits (and subsequent business-related development) in question. If the conditions of Delaware's economic picture change, due, for instance, to the development of a vaccine against COVID-19 it would be expected that the planned developments will move forward. A lengthy downturn or recession could, however, put that prospect in jeopardy.

## Compliance with State Strategies for Policies and Spending

The *State Strategies* defines four "Investment Levels," or geographic areas, which specify the intensity of development encouraged in each level by the state. Investment Level 1 and Level 2 constitute areas where growth is most encouraged, Level 3 is considered a longer-term growth area, and Level 4 constitutes rural areas where preservation of natural capital and agricultural uses are encouraged. By comparing locations where applications for development and building permits have been approved with the *State Strategies* Investment Levels, it is possible to gauge the effectiveness of the state's growth policies.



## Trends Summary

The following tables (Table 3 and 4) summarize the number and percentage of development application and building permits occurring in *State Strategies* Levels 1 & 2, Level 3, and Level 4 areas, for residential and non-residential activity, respectively. The percentage values in the right hand two columns indicate the degree to which growth is occurring where the state encourages it (i.e., Investment Levels 1–3), versus outside those areas.

**Table 3. Summary of residential development activity by county and investment level, 2014–2019**

County	Levels 1 & 2	Level 3	Level 4	% in Levels 1–3	% outside Levels 1–3
<b>Residential Units in Development Applications, 2014–2019</b>					
<b>New Castle County</b>	7,719	505	324	96%	4%
<b>Kent County</b>	3,886	-	247	94%	6%
<b>Sussex County</b>	4,515	3,232	3,507	69%	31%
<b>Residential Units in Building Permits, 2014–2019</b>					
<b>New Castle County</b>	8,310	2,117	728	93%	7%
<b>Kent County</b>	4,819	468	1,258	81%	19%
<b>Sussex County</b>	8,459	5,435	5,115	73%	27%

**60%**

*Of all residential building permits are in Sussex County in 2019*

Residential growth in New Castle County was focused largely in areas where it is encouraged, with 96 percent of development applications focused in those areas, and 93 percent of building permits. Kent County saw the next highest percentage of residential activity there (94% of development applications and 81% of building permits), while Sussex County had the lowest rate of approved development applications (69%) and building permits (73%) in those areas.

Non-residential development across all three counties is highly focused in the areas where growth is encouraged. New Castle County saw 97 percent of its approved non-residential square footage in development applications and 98 percent of in building permits in Investment Levels 1–3. Kent County had 92 percent of its square footage in development applications and 85 percent in building permits occurring in Investment Levels 1–3. Sussex County had 100 percent of its square footage in development applications and 91 percent in building permits occurring in Investment Levels 1–3.

**Table 4. Summary of non-residential development activity by county and investment level, 2014–2019**

County	Levels 1 & 2	Level 3	Level 4	% in Levels 1–3	% outside Levels 1–3
<b>Non-Residential Square Footage in Development Applications, 2014–2019</b>					
<b>New Castle County</b>	15,448,052	440,675	433,350	97%	3%
<b>Kent County</b>	2,994,802	33,590	251,469	92%	8%
<b>Sussex County</b>	1,302,609	79,710	1,560	100%	0%
<b>Non-Residential Square Footage in Building Permits, 2014–2019</b>					
<b>New Castle County</b>	12,980,853	252,103	245,208	98%	1.8%
<b>Kent County</b>	2,023,316	53,858	356,906	85%	15%
<b>Sussex County</b>	3,840,452	684,193	444,346	91%	9%

[\*\*Appendix A: Development Trends and Data Analysis\*\*](#) includes a detailed evaluation of development activity in calendar years 2014 through 2019. Compliance with State Strategies for Policies and Spending, by County and local jurisdictions, as well as an overview of the methodology used for the analysis can be found in the Appendix.



# STRENGTHENING DELAWARE'S ECONOMY

Promoting the establishment and expansion of high-quality employment opportunities in sectors such as science, technology, banking, and finance has been a State goal for many years. See below for highlights of a few of these initiatives to attract business and industry, improve infrastructure, and increase cultural and ecotourism opportunities:

## Opportunity Zones

In April 2018, Governor Carney announced twenty-five communities and economically distressed Census Tracts across Delaware that were designated as Opportunity Zones by the U.S. Department of the Treasury. These Opportunity Zone designations will help build on ongoing community development efforts across Delaware and encourage additional private investment in economically distressed communities where such investment could have the most impact.

The Delaware sites include a mix of residential, commercial, and industrial properties that are well-positioned to compete for the significant investment needed in low-income communities across the state. Qualified investors in the zones may become eligible for federal tax incentives.

More information can be found here:

<https://business.delaware.gov/opportunity-zones/>

The Division of Small Business (DSB) will continue to provide educational and marketing support related to Delaware's Opportunity Zones and serve as a matchmaker to assist potential investors to connect with projects and businesses that best match goals and objectives. Additionally, the DSB has worked with traditional real estate transactions (such as the first publicly reported transaction that occurred at 1220 N. Market Street, Wilmington, DE), workforce and affordable housing projects, and entrepreneurial businesses.

Delaware's efforts under the direction of Governor Carney demonstrate that the Congressional intent of strengthening communities is happening from Wilmington to Seaford and from Newark to Milford. Most of the Opportunity Zone investors that have shared information with DSB report local investments within their own communities and primarily in real estate transactions. DSB

continues to work toward attracting investments into qualifying businesses that are operating with a Qualified Opportunity Zone.

Throughout 2020, Governor Carney has continued to market Delaware's Opportunity Zones through meetings with national Site Selectors, often working in collaboration with Delaware Prosperity Partnership as well as in discussions with major corporations that express interest in expansion of a Delaware footprint. The Division of Small Business has done fewer grassroots educational sessions due to the COVID-19 pandemic; however, the Division continues to market Delaware's Opportunity Zones through national and regional webinars as well as telephonic and electronic communications.

## Support for Small Business

The Division of Small Business (DSB) continues to support Governor Carney's mission of assisting Delaware's small business community. The Division has four regional business managers dedicated to providing resource connections to Delaware's small businesses and entrepreneurs. DSB also provides contingency and collaborative support to the Delaware Prosperity Partnership in their marketing and outreach efforts as they lead Delaware's economic development initiatives. As traditional economic development projects are identified through DSB's Opportunity Zone outreach, introductions are made and hand-off occurs to the Delaware Prosperity Partnership.

As COVID-19 pandemic resulted in an unprecedented and unexpected mandatory shut-down of most small business operations across the State of Delaware, the DSB responded within 10 days to create Delaware's HELP Loan Program (Hospitality Emergency Loan Program) to assist the hospitality industry that felt the most immediate and dramatic loss of revenue. The personal service industry that employs a high percentage of Delawareans. The HELP loan provided relief in support of ongoing business expenses such as rent, utilities, etc. The HELP loan program provided some immediate relief beginning in March, 2020 and throughout the next several months. However, there were other industries that were experiencing dramatic negative impacts from COVID-19.

Even as the Governor began lifting some of the restrictions, many small businesses could not access hand sanitizer, masks and/or disinfectant which were minimum requirements to safely reopen most small businesses. DSB partnered with the Governor's office and Delaware Emergency Management Agency (DEMA) to provide kits to small businesses throughout the state. DSB assisted with staging the kits that included hand sanitizer (manufactured by local brewery Dog Fish Head), face masks and disinfectant by delivering 1,200

kits to Georgetown, distributing 500 kits through Delaware's Main Street program and 250 kits through the Office of Supplier Diversity. Each Legislator was provided an option of picking up and delivering 40 kits to small businesses within their respective districts. Collectively, over 6,000 small business kits were delivered to help Delaware's small businesses meet basic needs.

DSB wrote a grant request for a \$5,000,000 Revolving Loan Fund from US Department of Commerce's Economic Development Administration (EDA) in an effort to create a working capital loan fund for Delaware's small businesses. Most of the federal programs as well as the HELP program were mostly either expense reimbursement or specifically tied to fixed expenses. Working capital is the catalyst that moves a small business in much the same way as gasoline moves a vehicle. Providing funding that is limited to fixed expenses is analogous to giving away free cars to people with no access to gasoline. DSB submitted the grant request in May, 2020 and by mid-September, no decision has been announced by EDA. Although DSB continues to engage with EDA and remains cautiously optimistic, the Division is keenly aware that working capital may be the bifurcation point for many of our small businesses.

Most recently, DSB worked with Governor Carney and his team to create Delaware Relief Grants, which represent \$100,000,000 in CARES ACT funding being made available to Delaware's small businesses and non-profit entities. In the FAQ located on DSB's website, <https://business.delaware.gov/relief/>, one of the most frequently asked questions "[Which businesses and nonprofits are eligible for a grant?](#)" offers the following response:

If you're a business, you must meet the U.S. Small Business Administration's definition of a small business for your industry. If you're a nonprofit, you must be a registered 501(c)(3) or 501(c)(6) organization.

At least 51 percent of the business or nonprofit's operations must be physically located in the state of Delaware. Businesses and nonprofits whose sole connection to Delaware is that they are incorporated here, are not eligible.

And at least for the first round of grants, businesses and nonprofits are not eligible if they received PPP funding from the U.S. Small Business Administration of \$1 million or more. Businesses that have received previous grants or loans from the State (EDGE, HELP, DTIP, etc.) are eligible to apply for DE Relief Grants.





*Downtown Milford.*

## Transportation Infrastructure Investment Fund

The Transportation Infrastructure Investment Fund (TIIF), an initiative announced by Governor John Carney in 2019, is now live and accepting submissions.

TIIF was established to provide economic assistance for renovation, construction, or any other type of improvements to roads and related transportation infrastructure in order to attract new businesses to this state, or expand existing businesses in this State, when such an economic development opportunity would create a significant number of direct, permanent, quality full-time jobs.

TIIF is funded with \$5 million from the state's general fund and \$5 million from DelDOT's FY 2020 budget. The fund will be managed by the TIIF Council, a nine-member council established by the legislation with seven appointments made by the governor. The council will consider applications and make funding recommendations to Delaware's Transportation Secretary and the Secretary of State.

More information on TIIF can be found at <https://de.gov/TIIF>.



## Delaware Bayshore Program

The Delaware Department of Natural Resources and Environmental Control (DNREC) Delaware Bayshore Initiative continues to highlight the Delaware Bayshore region to promote the protection, conservation, and restoration of Bayshore habitats; enhance public access to lands and waters for outdoor recreation while raising awareness about the Bayshore's natural, cultural, and historic resources; and increase community engagement by investing in Bayshore communities and encouraging ecotourism, volunteerism, and stewardship. The Bayshore Initiative also promotes itself as one of the Byways.

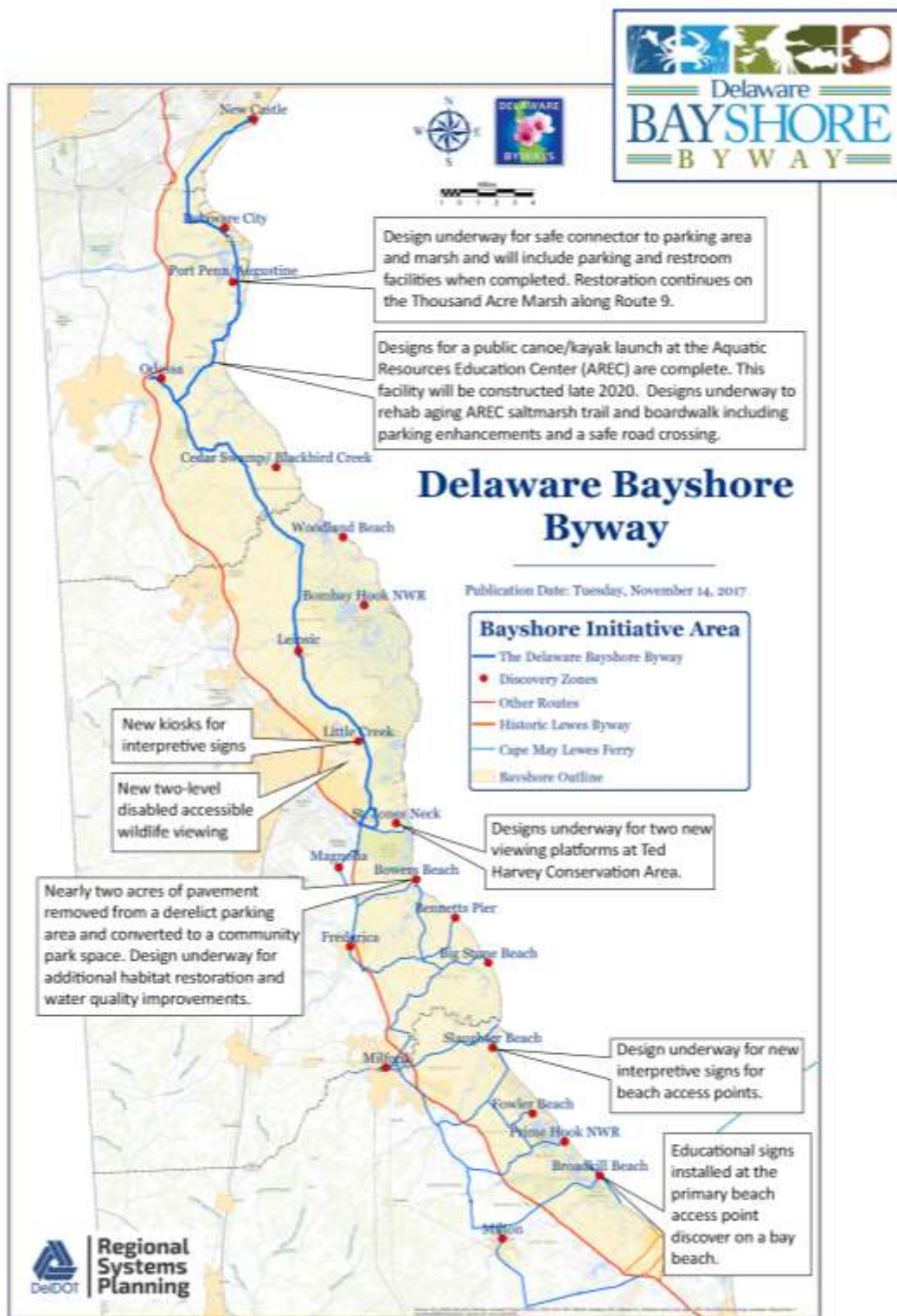
The Bayshore Byway connects northern river communities including New Castle, Delaware City, Port Penn, St. Georges, Middletown, Odessa, Smyrna, Leipsic, Little Creek, and Dover, as well as the northern beach communities of

Woodland Beach, Pickering Beach, and Kitts Hummock, with the southern communities including the towns of Frederica, Milford, and Milton with spur roads to Bayshore beach communities such Bowers, South Bowers, Slaughter Beach, Broadkill Beach, and Lewes. Additionally, the Byway directly connects nine state wildlife areas, two state parks, two National Estuarine Research Reserves and two National Wildlife Refuges to communities, residents, and visitors. In June 2020, Delaware Greenways submitted a Bayshore Byway Corridor Management Plan update to Delaware Department of Transportation (DelDOT), incorporating the extension of the Byway south to Lewes including descriptions of intrinsic and extrinsic qualities of the Delaware Bayshore, its wild spaces and local communities.



The complete Delaware Bayshore Byway, from New Castle to Lewes, encompasses more than 100 miles through the Bayshore region. The Delaware Bayshore Initiative continues efforts to support this region and the people that live, work, and play on our coastal forests, fields, and beaches. The Initiative has multiple projects underway to restore and protect habitat, expand outdoor recreation opportunities, and support local communities. See Figure 3 for locations and highlights of recent improvements and those that are in progress.

Figure 3. Delaware Bayshore Byway Improvements in 2020





# BUILDING STRONG COMMUNITIES

Communities are strengthened by providing incentives for infill development and redevelopment, reducing crime and blight, and preparing for emergencies and a changing climate. Numerous projects and programs are underway to help our communities thrive economically and be resilient in the face of changing conditions.

## Downtown Development Districts

In April 2014, the General Assembly passed Senate Bill 191, the Downtown Development Districts Act of 2014 (the Act), which was subsequently signed by the Governor on June 5, 2014. The Act created the Downtown Development District (DDD) program. The program seeks to revitalize the downtown Central Business Districts in selected city, town, and county areas through the use of economic and other incentives. The purposes of the Act are to:

- › Spur private capital investments on commercial business districts and other neighborhoods;
- › Stimulate job growth and improve the commercial vitality of districts and neighborhoods;
- › Help build a stable community of long-term residents by improving housing opportunities; and,
- › Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses, and residents from all walks of life.

A variety of economic and other incentives were envisioned to achieve the purposes of the Act. The primary state-level incentive is the DDD rebate program. These rebates are to be made available to offset up to 20 percent of the hard costs associated with construction or redevelopment activities in DDDs.

The OSPC works closely with the Office of the Governor and the Delaware State Housing Authority (DSHA) to implement the program. The OSPC's role is to manage the application and review process for district designations, monitor compliance with the program requirements, review and process boundary and incentive revisions in conjunction with the CCSPI, and provide technical assistance to districts as needed. DSHA administers the DDD rebates. The OSPC relies heavily on input from partner agencies during the designation process and thereafter. In addition to DSHA, subject matter expertise was provided by the State Historic Preservation Office, the DNREC, and DelDOT.

There are twelve designated DDDs: Wilmington, Dover, and Seaford (designated in January 2015); Smyrna, Harrington, Milford, Laurel, and Georgetown (designated in August 2016); and Delaware City, Clayton, Middletown and the City of New Castle (designated in August 2019). All of these municipalities offer a local incentive package that works in concert with the DDD rebate to encourage investment in each district. All of the districts work in concert with DSHA staff to actively market the DDD rebates and other incentives to developers and property owners in their communities.

### Downtown Development District Rebate Program

The rebate continues to be extremely successful. Since early 2015, there have been 175 projects completed and placed in service. These 175 projects have used \$16.9 million in state DDD funds to leverage \$292.7 million in private investment. The total pool of active projects completed and reserved represent \$35.8 million in state DDD funds leveraging \$629 million in private investment.

The largest percentage of projects have been for residential (44%), followed by commercial projects (30%) and mixed-use projects (26%). A majority of these projects (68%) have been for rehabilitating existing buildings, with the remaining 32 percent of projects being new construction. In addition, local governments have provided these investors with a variety of incentives such as tax abatements, permit fee waivers, impact fee waivers and reductions, business license fee waivers, and other financial incentives. These local governments have also provided expedited processing and direct assistance that have a value that cannot be calculated in monetary terms.

In FY 2020, \$12.3 million in state funds were reserved for 25 large projects and are expected to leverage \$244 million in private investment. In addition, 45 small projects and 11 large projects were completed in FY20 receiving a total of \$5.7 million. Altogether, approximately \$18 million in DDD funds is leveraging \$356 million in private investment. The FY 2020 projects include creating a range of housing opportunities, new businesses, and jobs through new construction, renovating vacant buildings, and supporting historic preservation. For additional information about the funded projects, please visit the [DDD Story Map](#) online here: <https://bit.ly/2tDoWml>. Please see Appendix F for more detailed information about DDD rebate funds and projects.

### DDD Resource Team

The Division of Small Business, working in collaboration with Delaware State Housing Authority and the OSPC have successfully engaged in a contract with a consultant to assist Delaware's Downtown Development Districts in attracting new development. The consultant's scope of work is to:

- › Organize, educate, empower, and develop municipal staff to identify and attract new businesses or expand existing ones;
- › Develop actionable recommendations tailored to each downtown and highlight unique growth opportunities;
- › Advance integration of DDD program into other local, state, and regional economic development initiatives;
- › Advance public/private redevelopment opportunities by developing strategic merchandising strategies for downtowns and related economic nodes;
- › Evaluate each District’s incentive package and if needed, recommend amended incentives to increase their effectiveness and attractiveness;
- › Market priority projects to larger investor bases in order to attract additional investment.

In order to guide the work of the consultant, the Downtown Development Districts Resources Team was formed. This group includes staff from the Division of Small Business, the Delaware State Housing Authority, and the Office of State Planning Coordination. This group met regularly and developed strategies, materials, and programming to assist the DDD communities consistent with the scope. Here are the highlights of the accomplishments in the first year of the program:

- › Conducted a Community Audit of each DDD, which included a tour, interviews, review of plans and policies, and an evaluation of strengths and opportunities for improvement.
- › Produced demographic and retail market gap analysis for each DDD to identify areas of focus and market opportunities.
- › Started “Community Inventory of Projects and Prospects,” which is a tool to assist the DDDs to prioritize opportunities and strategically address redevelopment.
- › Produced two DDD Resource Team newsletters, which provided timely communication and information related to the COVID crisis.
- › Organized and held an online DDD Workshop in May, which addressed timely topics related to COVID response and recovery as well as an overview of the Community Inventory and tips for working with small investors.
- › Worked on a webinar/training opportunity about Historic District Tax Credits to “de-mystify” the process.
- › The consultant engaged in one-on-one coaching of District Administrators and potential real estate investors in multiple communities.



This program has been extended into its second year. Building upon the deliverables and successes of the first year, the DDD Resource team will work to complete the Community Inventories, assist the DDDs in implementing strategic actions to engage investors to complete revitalization projects, and further improve and unify DDD marketing and website resources.

## State Historic Preservation Tax Credit Program

Delaware's [Historic Preservation Tax Credit Program](#) assists in preserving and rehabilitating historic buildings throughout Delaware. Applicants may be eligible for tax credits for qualified rehabilitation work on properties that are listed in the National Register of Historic Places or are certified as contributing to a listed historic district. The state historic preservation tax credit is often used in conjunction with other federal and state incentive programs.

Currently, the State Historic Preservation Office (within the Division of Historical and Cultural Affairs) is authorized to award up to \$8 million in credits each fiscal year through state FY 2026. At the beginning of each fiscal year, a certain amount of these credits are reserved for different types of projects, including those within Downtown Development Districts (DDD). Credits are awarded based on a percentage of the qualified rehabilitation costs. The percentage varies with the type of applicant. Projects that are also eligible for the Low Income Housing Tax Credit (LIHTC) program, managed by the Delaware State Housing Authority, may receive additional historic preservation tax credits. Listed below are some key tasks completed in this fiscal year:

- › In FY 2020, all \$8 million in available historic preservation tax credits were awarded. Projects included rehabilitation of owner-occupied, nonprofit-owned and income-producing properties located across the state. Two of these projects are within DDDs and at least one is also receiving LIHTC.
- › The Division posted for public comment and adopted an amended regulation for the Historic Preservation Tax Credit Program to clarify rules for increasing credits awarded to a project, provide a process for distributing credits that are not allocated to specific types of projects, and make other clarifications and technical corrections to the regulation.
- › New fillable digital forms and a dedicated email address were added to program website to encourage electronic filing of applications.
- › The Division is currently working with the Delaware State Housing Authority on a new public outreach project that would encourage communities in Downtown Development Districts to take advantage



of the DDD and historic preservation tax credit incentive programs. A case study will be used to illustrate the steps involved.

## Local Comprehensive Plans

The Governor certifies comprehensive plans once they are confirmed to be consistent with Delaware Code and state land use policies as articulated in the *Strategies for State Policies and Spending*. Since September 2019, the Governor has certified five comprehensive plans: City of Wilmington, City of Dover, Town of Dagsboro, Town of Millville, and Town of Ocean View.

The OSPC is currently working with 18 towns that are in the process of updating their plans. In the next year, there are 4 municipalities that should begin their comprehensive plan updates and 3 municipalities that are at their 5-year mark, which means they will review their plan to determine if changes need to be made. Appendix D outlines the planning activities of all the municipalities and the counties over the past year.

## Climate Resiliency and Adaptation

Since 2014, eleven agencies have been working together to prepare their agencies for climate change, build state assets to a higher standard for resiliency, and assist local governments in preparing for climate impacts. Some of these efforts are summarized below:

### Resilient and Sustainable Communities League

With growing urgency for more resilient communities in the face of worsening natural hazards and climate change, the Resilient and Sustainable Communities League (RASCL) emerged in 2015 as a network of state agencies, nonprofit organizations, and academia that ensure that resiliency building services offered by its members align with and meet the needs of Delaware's local governments. RASCL's mission is to "support all Delaware communities in taking the necessary actions to thrive in the face of changing environmental conditions through collaboration, information sharing, and technical assistance." Members meet quarterly to network, share information, and coordinate service delivery. The group includes representatives from:

- › Center for the Inland Bays
- › Delaware Center for Environmental Monitoring and Analysis (CEMA)
- › Delaware Department of Natural Resources and Environmental Control (DNREC)
- › Delaware Department of Transportation (DelDOT)
- › Delaware Division of Public Health

- › Delaware Emergency Management Agency (DEMA)
- › Delaware Forest Service
- › Delaware Geological Survey
- › Delaware Interfaith Power and Light
- › Delaware League of Local Governments
- › Delaware Nature Society
- › Delaware Sea Grant
- › Delaware Sustainable Energy Utility
- › Office of State Planning Coordination
- › Partnership for the Delaware Estuary
- › The Nature Conservancy Delaware
- › University of Delaware Coastal Resilience Design Studio
- › University of Delaware Institute for Public Administration (IPA)
- › University of Maryland Environmental Finance Center

In the past year, RASCL held its third annual summit, which is an event intended to promote information sharing and best practices on community resiliency topics with community leaders and practitioners across the state. The theme for the 2019 summit was *Surf & Turf: Implications for Future Management of Our Land and Waters*. Presenters shared information about managing change in a changing environment, New Castle County's new GreenNCC environmental initiative, ongoing work to address wetland protections in Sussex County, and successful local case studies from communities planning for resiliency and sustainability through better land use practices. Over 200 people attended, representing more than 18 municipalities, state and federal government, local communities, academia, and private companies. The RASCL Outreach Committee is currently planning the next summit for December 8–10, 2020, as a series of free online professional panels. The theme will be *Expect the Unexpected: Planning with Uncertainty*.

In 2020, RASCL is pursuing funding for two initiatives through the National Fish and Wildlife Foundation (NFWF) grant program. One project, under the National Coastal Resilience Fund category, proposes to complete an economic valuation of the ecosystem and natural features within the Mispillion and Cedar Creek Watersheds, with the goal of completing a management plan for the region. Project partners include RASCL member organizations, as well as the Towns of Milford and Slaughter Beach, Sussex and Kent Counties, and the PEW Charitable Trust.

The other project, under the Project Site(s) Assessment and Preliminary Design Fund category, proposes to develop a Master Plan for the Atlantic coastal area,

including the seven coastal towns of Delaware. The project will outline potential sites across the municipalities where resilient designs for green infrastructure projects (rain gardens, bioswales, natural open space retention areas, etc.) could be successfully implemented. RASCL submitted both proposals in June, and NFWF announces grant awards in November.

RASCL members continue outreach efforts through informal “Coffee Hours.” Typically held in each county, the event recently moved to virtual meetings due to COVID-19 restrictions. During these interactive events, community leaders interested in discussing issues regarding resiliency and sustainability speak directly with RASCL members to learn more about programs and funding that are available for assisting with planning and implementation of adaptation and mitigation projects. RASCL held its first 2020 Coffee Hour in Dover on January 15. The event focused on fairness and equity in climate adaptation strategies to sea level rise, DelDOT’s Roadway Flooding Matrix, and the status of Delaware’s new building energy code regulations. The second Coffee Hour occurred online on June 25, where attendees learned about climate change solutions through the greenhouse gas reduction strategies proposed by Project Drawdown and the Delaware Green Energy Fund. The next Coffee Hour is scheduled for late fall of 2020.

## Sustainable Communities Planning Grant

The DNREC Division of Climate, Coastal, and Energy continued its support of the Sustainable Communities Planning Grant program, established in 2017. The primary goal of the program is to provide funding and technical support for communities to plan for sustainable growth and resilience to the impacts of climate change. Sustainable communities are defined as vibrant, healthy, and prepared communities that balance demands for environmental protection, resiliency, economic growth, and social objectives. Sustainable communities keep their residents safe from unexpected events while also providing economic stability and maintaining a high quality of life. A secondary goal of the program is to increase the capacity of Delaware communities to implement the concepts of sustainable planning. By developing actionable strategies, the work being completed will provide concrete examples of what communities throughout the state can do to prepare for the impacts of climate change. Sustainable Communities Planning Grant program awarded five grants, totaling \$245,000, to local governments to develop Community Sustainability or Resiliency Plans:

- › City of Wilmington: Resilient Wilmington—Phase I
- › City of Newark: Newark Community Sustainability Plan
- › Town of Frederica: Frederica Community Sustainability Plan
- › Town of Milton: Town of Milton Sustainability Plan

➤ Town of Fenwick Island: Fenwick Island Sustainable Community Plan

Each of these communities have completed the requirements of the grant. They developed sustainability and/or resiliency goals through outreach and educating residents, assessed vulnerabilities, and completed other specific planning activities. They established partnerships with nonprofit, community, and quasi-governmental organizations to form multi-disciplinary stakeholder groups. These communities represent a broad range of demographics and geography throughout the state and will serve as strong examples of how sustainable planning can be accomplished in Delaware. Funding for the Sustainable Communities Planning Grant Program comes from the Regional Greenhouse Gas Initiative (RGGI), a multi-state carbon dioxide cap-and-trade program focused on reducing emissions from electric generating units that contribute to global warming.

### Christina/Brandywine River Remediation Restoration Resilience

DNREC's Watershed Approach to Toxics Assessment and Restoration (WATAR) team has been diligently working on projects targeting toxic contaminant reduction in the Christina River and Brandywine Creek watersheds for more than a decade. The approach utilizes expertise and assets from the DNREC Division of Waste and Hazardous Substances Remediation Section and the Division of Watershed Stewardship Watershed Assessment & Management Section. These collaborative projects focus on identifying sources of persistent, bioaccumulative and toxic compounds (PBTs), reducing or eliminating their loading to surface waters and determining the extent of impact to human health and the environment.

Based on results and outcomes of previous projects, WATAR implemented this river-scale project to coordinate remediation, restoration, and resiliency efforts. Known as the Christina/Brandywine River Remediation Restoration Resilience (CBR4) project, the primary goal is achieving fishable, swimmable, and potable water in the project area within the shortest timeframe possible. The project area includes the Christina River from Interstate 95 (east of Newport) to the mouth at the Delaware River, and the Brandywine Creek from the Amtrak Northeast Corridor to the mouth at the Christina River.

Completion of the CBR4 project will have lasting direct and indirect benefits to the State, including:

- Water quality improvements that will negate/reduce fish consumption advisories in the lower Christina River Basin via upland and waterway remediation

- › Restoration of the banks of the Christina River and the Brandywine Creek to a native and bio-diverse state
- › Resilience to lessen the impact of flooding in nearby businesses and communities
- › Education and outreach for citizens to promote community stewardship
- › Access to the water for a multitude of leisure/recreational activities for all adjacent communities
- › A point of attraction to local and global companies wishing to establish themselves along the Wilmington waterfront in our great state through the Delaware Brownfield program

To help foster and support the CBR4 project, the DNREC Delaware Coastal Management Program allocated support staff and a portion of its the National Oceanic and Atmospheric Administration (NOAA) funding for five years beginning in 2021. DNREC continues to explore additional sources of funding to implement the initial stages of completion. Technical staff review existing environmental data and evaluate results of previous project outcomes to develop conceptual site models, with a goal of identifying data and knowledge gaps for which to focus future sampling and research efforts.

The CBR4 project represents a capstone to the many improvement projects that are both in the planning and construction phases on both sides of the Christina River and include remediation efforts along the Wilmington Riverfront that have reinvigorated the former industrial area. Further, proposed river sediment cleanup in northeast Wilmington will support objectives identified in previous brownfield planning efforts along the Brandywine Creek, with an added goal of increasing recreational use by connecting to public spaces in Wilmington. Comprehensive planning and coordination with a multitude of stakeholders are key components of the project's success. WATAR anticipates that the project will take five years to successfully implement, which includes remediation, restoration, and resiliency projects with leveraged assets from a multitude of partners.

## Resilient Community Partnership

The Resilient Community Partnership (RCP), run by the Delaware Coastal Programs (DCP), leverages federal funding provided by NOAA to help Delaware communities improve their planning and preparation capabilities for responding to coastal and climate hazards. The current RCP project is with the City of New Castle and will evaluate the city's coastal wetlands and marsh areas' abilities to absorb flood waters, determine how the City could implement a wetland

restoration program, and increase the City's overall adaptive capacity to sea level rise.

This project first proposes to collect survey data, determine current elevations, and delineate existing features including vegetation communities, intra-marsh creeks, physical boundaries of the Gambacorta, Broad Dike, and Buttonwood marsh areas. Ecological vulnerability maps will show spatial and temporal patterns independent and in proximal relation to tide and sluice gates. Hydrologic models of storm water runoff will be developed to determine storage capacity of the diked marshes and to examine the impacts of sea level rise and the subsequent loss of outflow time through the tide gates. Project findings will be included in an "ecological report card" that prioritizes intervention needs within and among sites and strata.

The project emphasizes collaborative outreach and education efforts between DCP and the City, on protecting and preserving the ecosystems as changes occur in coming years. A restoration program, intended to preserve the ecosystem value in consideration of changes resulting from sea level rise, will be developed to enhance the marsh's ability to mitigate the impacts of future coastal storm events. The City and its residents and businesses will benefit from the preservation and enhancement of existing marsh and wetland areas, which may lessen the need for additional structural measures as changes occur over time. Ancillary benefits include improved wildlife habitat, carbon sequestration, water filtration, groundwater storage, and floodwater attenuation.

## Housing

Quality, affordable housing is a necessary and desirable asset for any neighborhood. The Delaware State Housing Authority (DSHA) provides a number of programs to help Delawareans obtain housing. In order to enable more homeownership, the DSHA helped 1,259 home buyers with more than \$253 million in mortgage assistance in FY 2019. For those in the rental market, 1,401 low-income households were assisted with public housing units or vouchers and 242 new affordable rental units were created or preserved in FY 2019. To more broadly address community revitalization, the DSHA administers both the Strong Neighborhoods Housing Fund (SNHF) and the Downtown Development District rebate program. The SNHF has distributed \$11.25 million, which leveraged \$34.2 million in private investment. Please see Appendix B for the more detailed metrics. The Downtown Development District program continues to be active, and in FY 2019, \$10.9 million in state funds leveraged projects totaling \$231.4 million in the eight designated districts.



## Public Safety

In Delaware, the Delaware State Police (DSP) plays a very important role in protecting Delaware's citizens. The DSP provides specialized policing and investigative services to all of Delaware's other police agencies. In addition, the DSP is responsible for protecting Kent and Sussex residents that live in unincorporated areas and small towns that lack police departments. This represents approximately 58 percent of Kent County residents and 79 percent of Sussex County residents. In FY 2019, the budget for the DSP was approximately \$123.3 million.

Additionally, the State currently provides 30 percent of the funding that the counties use to provide their jurisdictions with paramedic service. This percentage remains the same as the previous year. The State's portion equals approximately \$12.3 million for FY 2020. Additional details can be found in Appendix B of this report.



*South Bowers.*



# A HEALTHIER DELAWARE

In order to improve Delawareans' health outcomes and their quality of life, it is important to start addressing the quality of the environment in which we live. To start, state agencies, local governments, and communities can change the design of communities and transportation systems, promote access to healthy foods, increase opportunities for exercise, and collect data to track outcomes.

## Planning Healthy Communities

A healthy community design incorporates a mixture of land uses, transportation options, parks, medical services, and recreational opportunities. The OSPC has collaborated with many state agencies and other partners on ways to make Delaware a healthy place to live, work, and play. The following are brief summaries of some current activities in healthy community planning:

### Council on Farm and Food Policy

Over the past two years, the Council has worked to build a network of partners to fulfill part of its primary objective, which is to help facilitate collaboration and resource sharing among community organizations, academic institutions, health officials, local and state government agencies, and local producers working to improve food access and nutrition for Delawareans. This strategy has helped Council members and leadership create a platform to discuss challenges, opportunities, and recommendations for change.

The Council's initial project completed in 2019 was a baseline assessment tool designed to identify, categorize, and visually display resources throughout the state that are available for community members to access and afford nutritious food options. Information drawn from this tool has been helpful in the development of a COVID-19 specific GIS map, developed by a Sussex County cohort, CCC4COVID, and the University of Delaware (UD) IPA team. The Council has partnered with UD IPA, CCC4COVID, Healthy Communities Delaware, UD Cooperative Extension SNAP-Ed Program, and DEMA to expand this resource to include Kent and New Castle counties. This data visualization tool has provided a foundation for the Council to continue to build projects and foster coordination on topics like food transportation needs, community access opportunities, and most recently feeding for school-aged youth.

The Council is focusing on its second project, the Delaware Community Food Access Initiative. This project will be rolled out over a 3-year period and begin

with a comprehensive planning phase. The Council has partnered with UD Cooperative Extension SNAP-Education Program and in consultation with Upstream Strategies LLC. The project goal ultimately is to help all Delaware residents get enough nourishing food to eat for themselves and their families that can be accessed within their own neighborhoods and to execute strategies that connect households to food resources that may be outside of their immediate communities, especially in rural areas.

## Healthy Communities Delaware

Healthy Communities Delaware (HCD) is a collaborative initiative aiming to improve health, well-being, and equity in low-wealth Delaware communities. Healthy Communities Delaware works in partnership with communities to address resident priorities around the social determinants of health—

conditions into which we are born, live, learn, work, and age. Many Delawareans lack the basic resources for health and well-being—safe and healthy homes, a quality education, meaningful employment, a healthy environment, access to healthy foods, financial stability, and reliable transportation.

HCD was born out of the State Innovation Model Healthy Neighborhoods work and took important steps this year, including hiring its first Executive Director and fielding a call for proposals that resulted in investments into nine Delaware communities. The projects funded in these communities will address issues ranging from environment and community vitality to housing and food security. Importantly, these projects will not only address long-standing issues of inequity, but in doing so will also help to mitigate the impact of COVID-19 on some of Delaware's hardest hit communities.

Continued funding for Healthy Communities Delaware was allocated by the legislature in the FY 2021 budget. In the coming year, HCD will continue to engage Delaware residents, organizations, and

businesses to identify the transformative strategies, structures, and steps it will take to ensure every Delawarean lives in a community where they have the opportunity to achieve optimal health and well-being. The OSPC participates as a member of the HCD Leadership Team, providing input and guidance to the organization. To learn more, visit [www.HealthyCommunitiesDE.org](http://www.HealthyCommunitiesDE.org).

### Community Investment: The Numbers

- **\$722,948** in community investments
- **9** communities receiving funding through **12** community-based organizations
- **5** additional jobs created

### Community Investment Focus Areas

- **Equitable COVID-19 response and recovery**
- **Social Determinants of Health**
  - Community vitality
  - Environment
  - Healthy food access
  - Housing
  - Job creation & workforce development
- **Basic Needs**
  - Food security
  - Resource navigation

## My Healthy Communities Delaware Data Portal (Delaware Environmental Public Health Tracking Network)

My Healthy Communities Delaware Data Portal is Delaware's environmental public health tracking network and delivers neighborhood-focused population health, environmental, and social determinant of health data to the public. Launched on May 13, 2019, the innovative technological showpiece allows users to navigate the data at the smallest geographical area available, to understand and explore data about the factors that influence health. Since the May 2019 launch, the site has had over 1,238,432 users, and almost 7 million pageviews.

The portal has recently been upgraded to host Delaware's COVID-19 data. The portal has become a vital tool for Delaware residents to stay abreast of the evolving COVID-19 situation in local Delaware communities. Delaware is the first state to provide Health Insurance Portability and Accountability Act (HIPAA) compliant COVID-19 data at the neighborhood level.

In addition to COVID-19 data, Delaware residents can explore a variety of data indicators in the following categories: community characteristics, the environment, chronic disease, healthy lifestyles, mental health and substance use, community safety, maternal and child health, health services utilization and infectious diseases. The site is always evolving, and additional data indicators are being added regularly. To ensure compliance with HIPAA, not all data can be made available at the community level; therefore, the system is designed to provide data for the smallest geographic area possible.

Access the My Healthy Community data portal at  
[MyHealthyCommunity.dhss.delaware.gov](https://MyHealthyCommunity.dhss.delaware.gov).

## Delaware Cancer Consortium Cancer Risk Reduction Committee Healthy Lifestyles Subcommittee

The Delaware Cancer Consortium Cancer Risk Reduction Committee Healthy Lifestyles Subcommittee was established at the request of Governor John Carney and was tasked with "developing a road map on how to get priority initiatives implemented" to promote healthy lifestyles that address physical activity, nutrition, and obesity prevention. The Healthy Lifestyles subcommittee is chaired by the Honorable Lieutenant Governor Bethany Hall-Long and the Division of Public Health Director, Dr. Karyl Rattay. The committee met monthly from December 2019 to June 2020. The Healthy Lifestyles Subcommittee is laser focused on health prevention policies designed to keep Delawareans healthy.



## Outdoor Recreation Parks and Trails Program

The Outdoor Recreation Parks and Trails (ORPT) Program provides 50 percent funding for projects like open space acquisitions, trail construction, playground installation, and planning/design. This tool helps facilitate local outdoor recreation investments serving the public. The 2019 grant resulted in eleven park projects and six trail projects; totaling \$1,192,978 in funding allocated. The 2020 application phase is still in progress with awards scheduled to be announced near the end of the year. More information is available here: [www.dnrec.delaware.gov/parks/services/Pages/Grants.aspx](http://www.dnrec.delaware.gov/parks/services/Pages/Grants.aspx).



*Trap Pond State Park.*



# CONSERVING AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

The character of Delaware is linked to its agricultural roots, natural resources, and historic charm. Clean water is a necessary component of thriving communities and integral to supporting healthy ecosystems. Conserving these resources is essential to the quality of life residents deserve and fosters eco and cultural tourism opportunities. Some efforts to achieve these goals are summarized below.

## Open Space Program

The Land Protection Act of 1990 (7 Del. C. Ch. 75) created the Open Space Program. This Act also created a Delaware Open Space Council to advise the Secretary of DNREC on all matters relating to the administration, implementation, and financing of the Open Space Program. State agencies eligible to participate in the Open Space Program include DNREC's Divisions of Parks and Recreation and Fish and Wildlife, the Delaware Forest Service, and the Division of Historical and Cultural Affairs.

In FY 2020 the Open Space Program funded 12 projects, protected 513.7 acres and spent \$7,001,439. That figure represents a combination of Open Space funds, leveraged federal grant money and private funds.

In FY 2021, the Open Space Program received \$5 million in funding. This funding represents half of the money appropriated by the Land Protection Act for acquisitions and infrastructure.

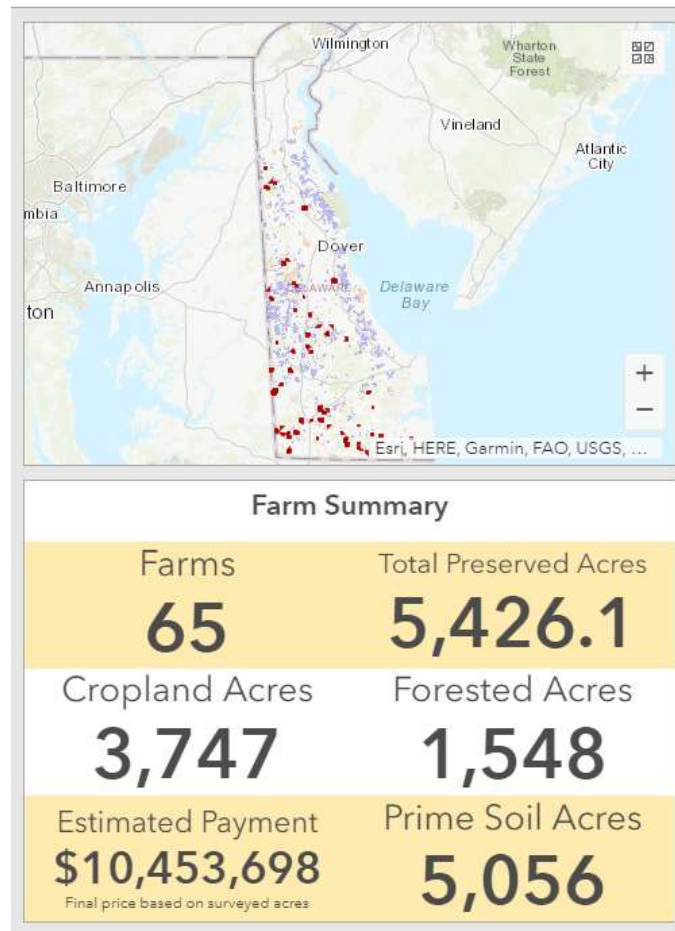
The Open Space Council approved 11 future projects. Pending settlement, the state anticipates an expenditure of \$4,555,000.

## Agricultural Preservation

The State has long had one of the best-regarded and most productive agricultural preservation programs in the nation. This program is critically important considering that agriculture is still Delaware's number one industry, and productive agricultural lands have been threatened by population growth, land development, and "suburban sprawl." In FY 2020, the program preserved 63 farms and 2 forestland properties comprising 5,300 acres using a



combination of state, federal, local, and other funds totaling over \$10.4 million. It is interesting to note that since the great recession, this program has been able to preserve more acres per dollar invested. Cost per acre for farmland easements peaked in FY 2007 at \$6,624 per acre, decreased to \$1,296 per acre in FY 2018, and have increased slightly to \$1,949 in FY 2020. To view the data dashboard and online map of Agricultural Preservation in Delaware visit <https://agriculture.delaware.gov/agland-preservation-planning/reports/>.



## Division of Historical and Cultural Affairs

### Delaware State Historic Preservation Plan for 2018–2022

The Delaware State Historic Preservation Plan helps guide citizens, organizations, and agencies working together to preserve Delaware’s heritage for the future. The 2018–2022 plan outlines strategies and specific actions under six broad goals, which include enhancing relationships among

government programs, encouraging inclusion of historic preservation as a best practice in landscape and community planning, and making the best possible information on Delaware's historic resources widely available.

The current plan also focuses on developing tools and information needed to help guide growth and change in ways that sustain and enhance the state's character and quality of life, of which Delaware's historic properties and cultural landscapes are an essential part.

Partners in Preservation: Planning for the Future, Delaware's Historic Preservation Plan 2018–2022, is available online at:  
<https://history.delaware.gov/wp-content/uploads/sites/179/2019/02/2018-2022DelawareSHPOPlan.pdf>.

In 2020, the Division of Historical and Cultural Affairs (DHCA) will engage staff and stakeholders to begin the process of updating its Strategic Plan. DHCA is also continuing to build on existing initiatives to develop and implement master plans for its cultural assets. This includes a public/private partnership with the Friends of the John Dickinson Mansion to plan for the construction of a new visitor center; repairs to existing structures; blazing of trails down to the banks of the St. Jones River; and archaeological investigations at several locations on the property including former landing sites along the river, and the possible location of unmarked cemeteries. More information on this and other initiatives may be found in DHCA's annual report for 2019:  
<https://history.delaware.gov/wp-content/uploads/sites/179/2020/01/2019-Annual-Report-Web.pdf>.

## National Register of Historic Places

The [National Register of Historic Places](#) is the official federal list of the country's historic places that are deemed worthy of preservation. Buildings, structures, archaeological sites, districts, and objects can be nominated for the National Register. The SHPO assists property owners, local governments, and other partners in their efforts to prepare nominations. Nominated properties are reviewed by the Delaware State Review Board for Historic Preservation, and if applicable, by a board or commission within Certified Local Governments (CLGs) with preservation programs, to determine if properties are eligible for listing. The Keeper of the National Register (within the National Park Service) makes the final determination on listing a property.

Listing is voluntary and does not impose restrictions on what the owner can do with the property. However, some local governments adopt historic preservation ordinances to encourage protection and appropriate rehabilitation of listed buildings and districts. Projects receiving federal assistance are reviewed for their effects on properties that are listed in, or eligible for listing in,

the National Register. Properties listed in the National Register may be eligible for state and/or federal historic preservation tax credits. Currently 762 nominated properties have been listed in the National Register, including a total of 10,207 resources. In FY 2020, three properties were newly listed in the National Register of Historic Places:

- › October 15, 2019 – Parker’s Dairy Palace, near New Castle
- › January 30, 2020 – the Budovitch House, near Wilmington
- › February 6, 2020 – Newark Union Church and Cemetery, near Wilmington

Due to COVID19, the Delaware State Review Board for Historic Preservation successfully held its first virtual meeting in July 2020, providing the opportunity for the public to participate in the National Register nomination process in a new way.

## GIS Mapping of Historic Properties and Survey of Coastal Communities

The SHPO is required to maintain an inventory of historic properties (buildings, structures, archaeological sites, districts, and objects) within the state and to share information, as appropriate. The agency has been engaged in a multi-year effort to digitize information contained in paper and on microfiche and post it to the Cultural and Historical Resources Information System (CHRIS), a web-based geographic information mapping system. The current State Historic Preservation Plan highlights the need to complete this process. In addition, the plans have called for addressing gaps in the inventory for certain areas of the state, including areas threatened by climate change. Progress has continued on these efforts, including significant updates to the GIS layer, which shows the areas of the state that have been previously surveyed for cultural resources, and links to reports describing the findings of those surveys. In FY 2020, Delaware SHPO staff mapped 309 new polygons. Enhancing data available through CHRIS enables project planners and agencies to identify cultural resource issues earlier in the planning process.

## Construction Completed on the Delaware Center for Material Culture

Located at 1351 W. North St. in Dover, this 66,000-square-foot facility is leased to both the Division of Historical and Cultural Affairs and the Delaware Department of Insurance. The Division’s 35,000-square-foot portion of the site has been named the Delaware Center for Material Culture and will house the multi-million-item collection of historical materials owned by the State of Delaware including museum objects, archaeological artifacts,

works of art, and library and archival materials. Over the years, the acquisition of new collections items had pushed the division's previous facilities to near capacity. As part of the process by which its museum system was accredited by the American Alliance of Museums, the division committed to moving all of its collections into one, state-of-the-art location. Designed according to professional standards advanced by the alliance, the Delaware Center for Material Culture has greatly improved physical control of the state's collections through upgraded storage and the latest in fire-suppression, climate-control, and security technology. Migration of the collections to the new facility began in October 2019 and is now complete.

## Delaware Digital History Museum

Responding to COVID-19 has meant changes that have impacted virtually all aspects of daily life, and Delaware's historic sites, museums, and cultural resources are no exception. On April 27, 2020, the [Division of Historical and Cultural Affairs](#) (HCA) launched a new, creative platform for Delawareans to continue to engage with the history of the First State and enrich their understanding of its people, places, events, and artifacts. The new [Delaware Digital History Museum](#), available at HCA's website, provides a wide variety of electronic opportunities to experience Delaware history at home. The online museum showcases items from the State's collections of art and objects, as well as digital exhibits, virtual tours of museums and historic sites, and videos and images of historic landmarks and architecture. The new portal also includes a collection of "Museum From Home" learning activities for school-age children, designed by HCA museum and educational staff.

## Water Resources

In addition to the efforts discussed above, the state and its agencies invest significant financial resources toward improving water quality by maintaining and upgrading water and wastewater infrastructure.

**Community Water Quality Improvement Grants** provide a source of funding for municipalities, nonprofit and community organizations, and homeowner's association to improve water quality through environmentally sound and cost-effective projects. In FY 2019, \$250,000 in state funds supported this program. Another program that seeks to improve water quality is the **Nonpoint Source Program**. Nonpoint source pollution can contaminate waterways from many diverse sources of run-off, and these funds are used for projects that mitigate these effects. In FY 2019, \$783,000 in state funds were paired with \$1.1 million in federal funds for a total of \$1.9 million for this program.

**Water and wastewater infrastructure** are critical aspects of the built environment that must keep pace with a growing population and economy. It is

also vitally important that these systems be updated in order to protect the environment. Local governments or private utility companies most often construct and operate these systems. The State, through the Water Pollution Control Revolving Funds, provides the funding to assist utility providers to update these systems. In FY 2019, over \$68 million in state and federal funds were made available to a range of utility providers statewide.

**Drinking water infrastructure** is a critical public health investment that must keep pace with a growing population and economy. It is vitally important that public drinking water systems be maintained to provide Delawareans this basic necessity. Local governments or private utility companies most often construct and operate these systems. The State, through the Drinking Water State Revolving Fund, provides funding for public water systems to assist in constructing these vital assets. In FY 2019, over \$17 million in loan funds were distributed to a range of water providers throughout the state.



*Mispillion River in Downtown Milford.*





# BETTER SCHOOLS FOR ALL DELAWARE CHILDREN

Access to quality education is one of the foundations of a learned society. The following data, policies, and initiatives help ensure that capacity exists to educate Delaware's children and that schools are located in a community setting with adequate infrastructure.

## Education

Delaware has 19 local school districts. All districts receive funding from the State for both capital and operating expenses. Due to population growth and change, public school enrollment continues to rise in Delaware. The State spent approximately \$1.57 billion on public school operating costs in FY 2020, roughly a third of Delaware's total General Fund budget.

## Student Enrollment

Enrollment in public schools continues to rise, having increased from 135,517 during the 2015–16 school year to 140,363 in the 2019–20 school year. These figures include students in charter schools, which receive operating funds but not capital funds from the state.

## School Site Selection

The OSPC works closely with the Delaware Department of Education (DDOE), Office of Management and Budget (OMB), and the local school districts to identify viable sites for new school construction. The process involves GIS analysis, a review of the *Strategies for State Policies and Spending*, utility availability, local government comprehensive plans, school district needs, transportation, and other factors. All potential school sites are reviewed through the PLUS process, and the Secretary of Education and the directors of OMB and the OSPC must approve the site.





# PLANNING FOR CONNECTIVITY AND MOBILITY

Transportation is a critical component of Delaware's infrastructure system, and as previously noted, DelDOT is responsible for over 85 percent of Delaware's roads. With population growth and improving economic activity, the demands on this infrastructure are higher than ever.

The number of vehicle miles traveled (VMT) is a measure of demand on the road system. After several years of decline, the number of registered motor vehicles and the vehicle miles travelled (VMT) in Delaware are both on the rise again and have been since FY 2012. Ridership of the Septa R2 rail line has increased during the last two fiscal years but is below the ridership levels of 2014–16. The Dart fixed-route service ridership remained basically even compared to FY 2018, decreasing by only one-tenth of 1 percent. Paratransit ridership increased two percent from last year's 927,000 trips to 946,000 trips.

Local governments, state agencies, and regional transportation organizations must work closely together to maximize transportation efficiencies and options. This section highlights these coordinated efforts:

## Metropolitan Planning Organization Coordination

Metropolitan planning organizations (MPOs) are federally designated agencies responsible for coordinating transportation planning and programming in Delaware's urbanized areas (areas with populations of 50,000 or more persons). Plans and programs developed and adopted by the MPOs outline how federal transportation funds will be spent and must comply with federal regulations. MPOs also sponsor, fund, and undertake transportation planning studies that support local government comprehensive planning and redevelopment activities.

In Delaware, there are three MPOs. Wilmington Area Planning Council (WILMAPCO) covers New Castle County as well as Cecil County, Maryland. The Dover/Kent County MPO covers all of Kent County, The Salisbury/Wicomico MPO covers portions of western Sussex County along US 13 from the City of Seaford south to the Town of Delmar, as well as the greater Salisbury area and Wicomico County, Maryland. The OSPC's director and planners are active members of each MPO's working committees and help to promote coordination and collaboration between the MPO, DelDOT, and local governments through integrating land use and transportation planning.

All MPOs must adopt a Metropolitan Transportation Plan (MTP) and update it periodically. Each MTP contains a list of transportation projects that must be consistent with Delaware's Capital Transportation Program (CTP). WILMAPCO completed their MTP in March 2019; and the Salisbury/Wicomico MPO will complete their MTP by the end of the 2019 calendar year. The Dover/Kent MPO is currently completing the draft of Innovation 2045, their MTP. The draft is being reviewed this fall and should be considered for adoption by the MPO Council in January of 2021. The OSPC and DelDOT both have roles in communicating local government priorities to MPO staff.

## Master Planning Activities

A "master plan" can be defined as a land use plan focused on one or more sites within an area, which identifies access and general improvements. It is intended to guide growth and development over a number of years, or in phases. Master planning is a tool that can benefit Governor Carney's land use agenda by making government more efficient, promoting economic development, and, in general, improving the quality of life for Delaware citizens.

### Master Planning Progress

**Churchman's Crossing Master Plan** –The Churchman's Crossing area continues to be a vitally important economic growth area for New Castle County and the State of Delaware with its location along the I-95 Corridor between Newark and Wilmington. Significant commercial and employment centers are found in Churchman's Crossing, which was formerly known as the "Edge City" of Metroform.

WILMAPCO, DelDOT, and New Castle County Department of Land Use are developing a comprehensive update to the 1997 Churchman's Crossing Plan. Details of the 1997 Plan and subsequent monitoring efforts can be found below. The current Churchman's Crossing Plan Update will include new recommendations on transportation improvements, land use strategies, and transportation demand management (TDM) strategies. The Churchman's Crossing Plan Update will take a little more than one year to complete, with anticipated completion in Fall 2021. More information can be found here: <http://www.wilmapco.org/Churchmans/>.

**Route 9 Corridor Master Plan for Land Use and Transportation** – This master plan identifies the best reinvestment and redevelopment strategies for the Route 9 Corridor between the cities of Wilmington and New Castle. The Monitoring Committee for this master plan continues to meet whereupon the listing of master plan transportation projects and recommendations were prioritized for future implementation. The project is listed in DelDOT's CIP for preliminary engineering and design for FY 2023. Other actions included

completion of the Fair Community Relocations Survey, exploring the designation of a Hometown Overlay Zone for sections of the study area, coordinating public health and air quality, and setting up initial language modification within the On the Job Training (OJT) program. The OJT program would allow greater local hiring and training for citizens who reside directly in the Route 9 area that are seeking skills to be hired and retained in the heavy construction industry.

**Southeast Neighborhood Master Plan** – This master plan was adopted by the City of Milford in July 2011. The Southeast Milford TID will facilitate the implementation of the transportation improvements identified in the master plan. New developments within the TID area will share in the cost of the road improvements identified by the master plan. In the past year, DelDOT has worked with the City to develop an initial TID agreement, which has been signed. This has enabled DelDOT and City staff to finalize the data that will be used to create the list of needed transportation improvements and the cost share per trip that will be paid by the developers.

Another goal of the Southeast Neighborhood Master Plan was to preserve agricultural lands in the surrounding area. To achieve this, the city worked with the Delaware Department of Agriculture to develop a transfer of development rights (TDR) program. The Milford City Council adopted the ordinances establishing the program in July 2019. Developers will be able to purchase development rights from the land owners in order to develop more densely in the receiving areas that are near infrastructure and services.

**Kent County Little Heaven and South Frederica Master Plans** – As Kent County was collecting public input for their recently adopted and certified comprehensive plan, the need for high-quality employment opportunities and economic development was a top issue for County residents and stakeholders. To address this need, the county's land use plan identified "Employment Centers" in the vicinity of Little Heaven and South Frederica. As a condition of certification, the OSPC recommended to the Governor that the County be required to complete master plans for these areas prior to any rezoning or development approvals. Shortly after receiving certification the county began the master planning process. A public workshop was held in November 2018, and a working group of citizens, agencies and stakeholders has been formed. The OSPC, DNREC, and DelDOT are key partners in this effort and are represented on the working group. The working group has developed visions, goals, and draft land use plans for both master plan areas. A second set of public workshops were held in September 2019, and DelDOT is currently working with a consultant to model road infrastructure capacity based on development of the master plan areas. A workshop focusing on the transportation impacts and issues was held in November 2019. The draft Master Plans were reviewed through the PLUS process in November 2019, which provided the County with

some important input from DelDOT, DNREC, DDA, and Historic and Cultural Affairs. The OSCP organized meetings between these agencies and Kent County planning staff in February 2020. The County is now completing a revised version of each Master Plan for final review.

## Transportation Improvement Districts

A Transportation Improvement District (TID) is one tool to implement master plans. A TID is a geographic area defined for the purpose of securing required improvements to transportation facilities in the area. It is a place where land use and transportation are planned in detail in advance, such that development consistent with that planning can pay a readily determined fee and forego the Traffic Impact Study process. A Transportation Improvement District provides the transportation improvements needed to support land development in locations identified as appropriate for development in local comprehensive plans. Coordinating land use and transportation can lower infrastructure costs and foster planning for market-ready development and redevelopment opportunities.

Delaware Department of Transportation is committed to encouraging the use of TIDs and implementing them in Delaware in order to improve land use and transportation coordination with local land use agencies. DelDOT has a principal planner whose fulltime job is to conduct outreach on TIDs, facilitate their development, and manage the implementation of TID infrastructure fee programs and monitoring programs. TID-related accomplishments are listed below.

- › Initial TID agreements with Town of Middletown and City of Milford were executed, forming TIDs to implement the East Middletown (Eastown) and South East Milford Master Plans.
- › For Eastown, the traffic analysis and list of transportation improvements are expected to be presented to the Town and public, to finalize the TID fee program, by end of calendar year 2019.
- › For South East Milford, the existing conditions report was finalized and the future year traffic analysis is planned to be conducted in calendar year 2019.
- › City of Newark and DelDOT formed a TID Committee that is meeting monthly to guide the development of a Newark TID. All parties are working toward executing the initial TID agreement in calendar year 2019.
- › DelDOT and Kent County are working to initiate a TID in the north Dover/Cheswold area.

- › DelDOT and Sussex County are working to initiate the Henlopen TID, south and west of State Route 1 and north of Burton Pond/Chapel Branch in the Lewes/Rehoboth area.

## Transportation Planning & Programming

### DelDOT Long-Range Transportation Plan

Delaware's transportation network is continually evolving with changes in land use, demographics, travel patterns, preferences, and technology. All of these changes require DelDOT to develop new and cost-effective solutions to meet the future needs of the transportation network. As a guide toward these solutions, the federally required Long Range Transportation Plan (LRTP) identifies broad goals, policies, and priorities to meet transportation needs over a 20-year period. The goals are multi-modal and address current and future community land use, economic development, environment (natural, human, and cultural), traffic demand, public safety, health, and social needs. The current update of DelDOT's LRTP, *Innovation in Motion*, provides a framework for the documentation of innovative policies, programs, and operations and will also explore new strategies for addressing our transportation challenges.



## INNOVATION IN MOTION

Innovation in Motion consists of three main parts. Part One includes background information about the state, trends in demographics, transportation and technology, and a summary of the broader LRTP goals. Part Two is a compilation of content derived from DelDOT's divisions that are specific to various transportation modes and other topics as they relate to the plan's goals stated in Part One. The theme of the topic-specific content focuses on the challenges facing DelDOT and the state's transportation system over the next two decades and the plans and innovations that are ongoing and being developed within DelDOT to meet these challenges. Part Three highlights new innovations and evolving technologies across the transportation industry that

are changing the ways the public uses and interacts with the transportation system. Among the topics addressed in this section are connected and autonomous vehicles and related technology and the increasing role of mobile applications and telecommunication in data access and sharing. View the full plan and share your thoughts at [plan.deldot.gov](http://plan.deldot.gov).

#### *LRTP Activity: Strategic Corridors*

DelDOT continues to be focused on the development of strategies and planning for the state's major transportation corridors. These strategies will result in a comprehensive vision in the areas of safety, access, and multimodal mobility for each corridor. Plans developed through this new approach will prioritize investments and phasing of projects over time. The plans will support statewide economic growth objectives and will streamline project development and environmental review processes. Partnerships with local land use agencies and stakeholder input will be valuable components in this effort. Corridor strategies have already been established in several locations, including US Route 113, State Route 1, US Route 13 (south of Wilmington), and State Route 2 (through Marshallton).

#### *LRTP Activity: Connected and Autonomous Vehicles (CAV)*

The U.S. Department of Transportation's National Highway Traffic Safety Administration (NHTSA) defines "self-driving" vehicles as "those in which operation of the vehicle occurs without direct driver input to control the steering, acceleration, and braking and are designed so that the driver is not expected to constantly monitor the roadway while operating in self-driving mode." DelDOT is planning for Connected and Autonomous Vehicles (CAV) in part through the efforts listed below:

- › Integrating CAV technology into DelDOT's short-term and long-term planning efforts.
- › Actively participating in national and regional organizations of transportation officials that develop transportation policy and conduct research.
- › Maintaining relationships with product manufacturers.
- › Coordinating with neighboring states of Maryland and Pennsylvania to share data over dedicated fiber optic networks.
- › Continuing to expand the fiber optic and telecommunications network throughout Delaware.
- › Developing Integrated Transportation Management System (ITMS) statewide: traffic signals, variable message signs, roadside detectors, weather stations and other assets, which are connected to and controlled from the Transportation Management Center in Smyrna.



- › Monitoring and maintaining traffic signs, roadway and bridge surfaces, and roadway striping in a state-of-good-repair using in-house and contracted resources.
- › Increasing connectivity between databases to improve cross-departmental decision making and project design.

## Mileage-Based User Fee Pilot Program

Delaware is the lead state for a pilot project to determine the feasibility of replacing the state fuel tax with a mileage-based user fee (MBUF). The main purpose of this pilot program is to provide a better understanding of how an MBUF might work in our region given the potential for out-of-state mileage and toll interoperability challenges.

Participation includes having a plug-in device—with or without location—installed in your vehicle’s on-board diagnostic port to track mileage (one is able to choose the method). Mileage and fuel usage is then based on vehicle data obtained from the plug-in device. Location information is used to differentiate the mileage by the state in which the vehicle is driven and also provides enhanced driver amenities. A mock monthly “invoice” is generated to show mileage traveled and what the MBUF would be based on those miles. The entire pilot project is a simulated mock process and no funds are involved at any point. Phase III begins in the Fall of 2020. More info at: <https://tetcoalitionmbuf.org/>.

## Capital Transportation Program (CTP)

House Bill 66 was signed into law in 2019. This law changes the Capital Transportation Program (CTP), which funds road construction in Delaware, from an annual program to a biennial program. The change will enable DelDOT to develop more plans and studies so DelDOT may be more responsive to the state’s changing transportation needs.

DelDOT is in the process of revising the CTP Project Prioritization Process due to new factors that emerged from federal and state guidelines along with DelDOT’s past and current investment in the data collection process. The criteria being considered are safety, system operation effectiveness, economic impact, social and health elements, and state and local priority. These changes may allow the process to be more quantitative. The weight of the data driven criteria may increase from 70 percent to 77 percent. DelDOT Council on Transportation (COT) is reviewing these criteria and changes.

## Non-Motorized Transportation

Since 2011, both DelDOT and DNREC have increased their efforts to provide infrastructure for non-motorized transportation that encourages and provides low-stress roads, streets, trails, and pathways. Numerous trail facilities have been constructed statewide providing both recreation and transportation options for a wide range of Delawareans. A total of over \$70 million has been allocated to trail and pathway projects between these two agencies since 2011. More information on trails and pathways can be found in Appendix B.



# DATA, RESOURCES, AND COLLABORATIONS

Planning is most effective with accurate and up-to-date information, sufficient resources, and engaged partners. Public policy planning efforts at the state and local level rely on the data and collaborations summarized in the section below.

## Census State Data Center

The OSPC serves as the Governor's liaison between the State of Delaware and the U.S. Census Bureau. This representative ensures state compliance with the Federal Memorandum of Agreement establishing a joint project between the U.S. Census Bureau and the State of Delaware. The representative disseminates Census Bureau communications to the State Data Center network and affiliates, and represents the State at Census Bureau meetings and functions. In addition, the OSPC responds to public inquiries regarding the Census.

In 2020 the federal government is conducting a complete enumeration of the population. This process occurs every 10 years and is very important for many purposes. It controls representation in Congress, impacts federal funding for a wide variety of programs, and provides data used in many planning operations.

Beginning in 2018 Delaware started to prepare for this year's Census with the creation of the Complete Count Commission (CCC). The CCC was created by Governor Carney in Executive Order number 23. The CCC was tasked with getting as accurate a count as possible with special attention being paid to geographic regions and demographic populations that have historically been undercounted in previous Census'.

The General Assembly allocated \$650,000 to the CCC for advertising, education, and outreach efforts. Advertisements have been purchased in print, on the radio, and digitally in a variety of social media platforms. To date Delaware has had a response rate slightly higher than the national average. Time still remains until the conclusion of the 2020 Census (September 30) and the CCC will continue to monitor progress and take action as necessary.

## Delaware Population Consortium

The population projections produced by the Delaware Population Consortium (DPC) are indispensable to many planning and forecasting processes throughout the state. Senate Bill 7, an Act to Amend Title 29 of the Delaware Code related to the Delaware Population Consortium, was signed into law on May 14, 2019, and became effective November 2019.

This legislation formalizes the DPC, identifies its membership and work products, and requires that all counties, municipalities, school districts, and state agencies use the DPC projections for planning and policy purposes. The newly re-formed DPC has been meeting regularly to ensure updated population projections for the State.

Having one authoritative set of demographic and population projections for Delaware is vital to efficient and effective land use planning, economic development, school planning, and other state functions. This legislation is an important implementation measure from Governor Carney's Government Efficiency and Accountability Review (GEAR) initiative. It will ensure that all state, county, and local agencies are using one mutually agreed upon set of population projections and as such encourage efficiency and transparency in government. DPC population data and projections can be found in Appendix C.

## Geospatial Coordination

Delaware has been using the [Delaware Geographic Data Committee \(DGDC\)](#) to coordinate geospatial technology in the state for over 20 years. OSPC chairs the DGDC user group that was established to: ensure the availability of geospatial data; promote the use and sharing of geospatial data, GIS software, and tools; establish data standards; and support the geospatial data providers and users in Delaware.

Geospatial Coordination has faced quite a few challenges. Delaware is one of a handful of states without a dedicated position for geospatial coordination. The geospatial needs of agencies have surpassed our available resources to provide coordination across all agencies. There is also a lack of funding for key data sets needed by all agencies.

The improvement of data integration and mapping is one of Governor Carney's GEAR initiatives. OSPC has been tasked with evaluating how GIS is being coordinated in the state and is focused on identifying efficiencies and opportunities to reduce duplication. DelDOT offered to fund a study through a contract with UD IPA to evaluate GIS coordination in Delaware. Return-on-investment (ROI) scenarios will be provided as well as recommendations of how to improve geospatial coordination. This initiative was kicked off in July 2019.

Due to setbacks from the COVID-19 pandemic, the completion of this study is scheduled to be completed by December 2020.

Since last year's annual report, the geospatial community has had several accomplishments worth highlighting.

- › The Delaware Complete Count Commission utilized the GIS software and FirstMap resources to provide support for the Census 2020 initiative. OSPC staff along with Department of Technology and Information (DTI) staff created several mapping applications related to hard-to-count communities and set up resources to track the progress of outreach by the Delaware Census Ambassadors. All these applications and tools were incorporated into an ArcGIS Hub site to provide easy access for anyone looking for information regarding Census 2020 and how it can help Delaware. This GIS initiative won the [Esri Special Achievement in GIS Award](#) at the International User Conference held in July 2020.
- › FirstMap provides a repository for all agencies to publish their geospatial data. DTI's FirstMap team manages the solution and updates the software, technology, and data. DTI has begun to load data into the new FirstMap 2.0 environment, which provides upgrades to the platform in performance and new capabilities. All the previous data is scheduled to be moved into the new environment by the end of 2020.
- › Geospatial Open Data is available through FirstMap.
- › FirstMap continues to provide updates to Esri's Community Maps program to ensure authoritative Delaware specific data is being used worldwide.

## State Land Inventory

Several state agencies purchase land and maintain disparate inventories of their land. A more efficient use of resources would be to establish a central State land inventory and require all agencies to use it for the management of the State's real property portfolio.

As part of the Governor's GEAR initiative, OSPC contracted with the University of Delaware Institute for Public Administration (UD/IPA) to undertake a review of each of the agencies processes and procedures regarding their land inventories. The goal is to have a centralized database so that information regarding State owned lands is readily and easily accessible and provide details on expenditures and assets. This review provided a basis for design of a central database.

OSPC will develop a Business Case with DTI and get cost estimates to create a centralized relational database and geospatial component to maintain accurate and up-to-date data on the assets owned and managed by the State of

Delaware. This database is envisioned to permit each agency the autonomy to input and update their land inventory data but store it centrally with all other agencies so it can be queried and provide management the best information for decisions regarding these properties.

## University of Delaware Collaboration

The OSPC continues to have a strategic partnership with the University of Delaware's Institute for Public Administration (IPA). IPA worked on some key projects this year:

- › **Development Trends:** IPA continues to assist the OSPC to refine the system for analyzing and tracking development trends data using GIS. See Appendix A for a complete reporting of this year's data.
- › **On-Call and Annual Report:** IPA assisted the OSPC and many local governments through our longstanding "on-call" relationship. There are many data, research, analysis, and GIS-mapping needs that arise throughout the year. IPA supplements the OSPC staff in some of these cases, utilizing both professional staff and graduate students. IPA also assists the OSPC to prepare reports and publications, such as this one.

## Annexation Plan of Services Review

Municipal annexations are governed by Delaware Code Chapter 22, Title 1, §101. Among other requirements, all annexations must be consistent with the most recently adopted municipal comprehensive plan, be depicted as future annexation areas within that plan, and must be rezoned by ordinance to classifications consistent with the adopted comprehensive plan or development strategy.

Cities and towns are also required to prepare a Municipal Annexation Plan of Services for all annexations. The plan demonstrates how services are to be provided and the operating and financial capabilities necessary to support them. The plan of services collects property and land use data and information about needed utility and public safety services. The Annexation Plan helps municipalities examine the impact of development in annexation areas. Between July 1, 2019 and June 30, 2020, OSPC received seventeen Annexation Plan applications. Of those, eleven have been annexed into municipalities totaling just over 299 acres. The other applications are still in process.

## Preliminary Land Use Service

The PLUS process is a monthly review process that brings state and local land use officials together with developers to review development proposals in the earliest stages of the development to note possible issues and make suggestions



before a developer has made substantial investment in a project. The process is also used to review comprehensive plans for updates and amendments. Since last year's report, the state has reviewed 114 PLUS applications. These applications included comprehensive plan reviews, updates, and amendments, and rezoning requests, site plans, and subdivision plans.

The OSPC is currently working with DTI to greatly enhance the PLUS process for reviewers and applicants. This recently initiated project will integrate GIS and an interactive web portal to improve communication and work flow among agency reviewers and to increase access to information for project applicants and the public.



# APPENDIX A: DELAWARE DEVELOPMENT TRENDS ANALYSIS

<i>Introduction.....</i>	<i>2</i>
<i>Residential Trends.....</i>	<i>3</i>
Development Applications .....	4
Building Permits.....	5
Relationship to State Strategies .....	8
<i>Non-residential Trends.....</i>	<i>15</i>
Development Applications .....	16
Building Permits.....	19
Relationship to State Strategies .....	23
<i>Trends Summary .....</i>	<i>25</i>
<i>Overview of Methodology.....</i>	<i>26</i>

## Introduction

The Office of State Planning Coordination (OSPC) began collecting comprehensive development information from across the state in 2008. The data, obtained from 60 local jurisdictions, including all three counties in Delaware, assists in the tracking of development status and trends in the state. They consist of approvals issued at two stages in the development process, both occurring before actual construction begins—development applications and building permits.

Development application approvals indicate where a developer has gained approval from local jurisdictions to build. Building permits are issued by the local jurisdiction when construction is ready to commence. The level of activity in the issuing of development applications correlates roughly to future building permits, with some lag time.

These stages in the development process occur after the initial review of a project (through the Preliminary Land Use Survey, or PLUS), and before the final stage of development in which a Certificate of Occupancy (CO) is issued by the jurisdiction. Not all development activity proposed proceeds to the building permit phase. Similarly, not all permitted building—including residential housing units and non-residential square footage—translates to actual on-the-ground building.

Together, these two measures can give an overview of development patterns in the state and predict where future development is likely to occur. While not a perfect indicator of activity, they do provide a guide to where development could occur and where the development community and businesses are focusing their resources.

Data for this analysis have been provided to the Institute for Public Administration (IPA) at the University of Delaware by the OSPC for the most recent 12-year period. Once the OSPC obtains this information from the local jurisdictions, they process it into a GIS-compatible format for analysis. The data elements include the date of the development application or building permit approval, the number of units proposed (for residential applications) or square-footage (for non-residential applications), the county and local jurisdiction, acreage, and physical location, among other attributes.

The OSPC has, since 1999, been providing the state with a set of state-level policies regarding development priorities, along with a map showing where development should and should not occur. At the time of analysis, the latest approved version of this policy was the *2015 Strategies for State Policies and Spending* (the *State Strategies*). This document, which is updated approximately every five years, is used in this analysis to determine the extent to which current development (expressed by development applications and building permits for residential and non-residential projects) is effectively guided by policies at state agencies.

The *State Strategies* defines four “Investment Levels,” or geographic areas, which specify the intensity of development encouraged in each level by the state. Investment Level 1 and Level 2 constitute areas where growth is most encouraged, Level 3 is considered a longer-term growth area, and Level 4 constitutes rural areas where preservation of natural capital and agricultural uses are encouraged. By comparing locations where applications for development and building permits have been approved with the *State Strategies* Investment Levels, it is possible to gauge the effectiveness of the state’s growth policies.

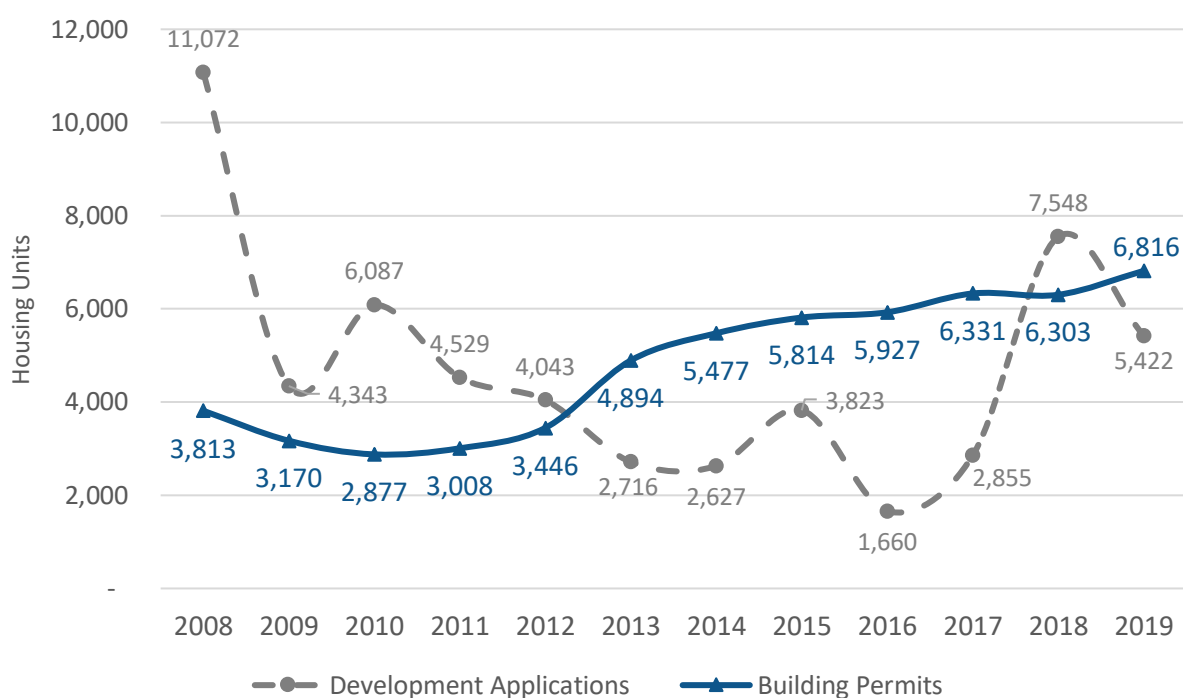
Factors that influence the location of new development are varied, and include, among others, state infrastructure investments, county and municipal land-use plans, local development regulations, real estate market demands, lending practices, individual land developers, and consumer preferences. These factors were used to help develop the overall state policies put forth in the *State Strategies*.

In this analysis development activity is measured by the number of units and square footage of building reflected in development applications and building permits. The degree to which this activity is focused where it is encouraged by state policies provides an indication of the efficacy of the *State Strategies* document in guiding growth.

## Residential Trends

Residential development trends in this report are measured based on the number of individual dwelling units in approved development applications and in building permits issued by local governments.

**Figure A.1 Trendlines for number of residential units in development applications (gray line) and building permits (blue line), 2008–2019**



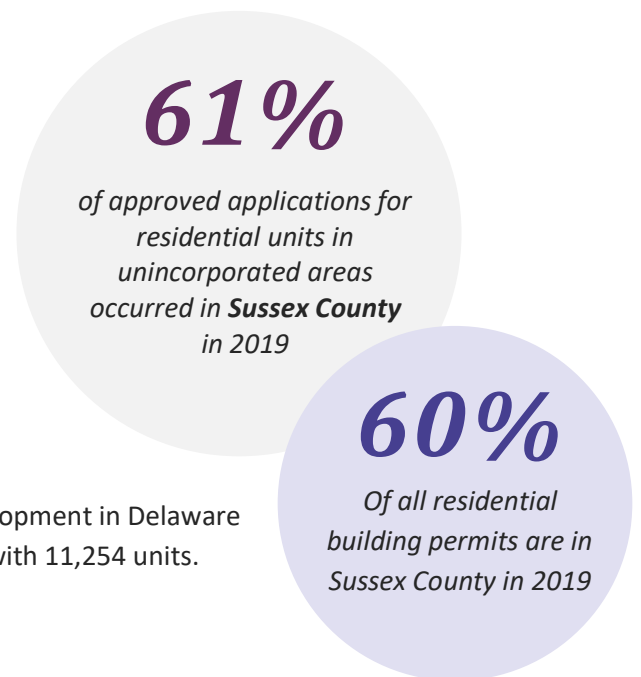
The trend lines in Figure A.1 show a general overview of residential development applications and building permits over the 12-year period, 2008–2019. Following the onset of the 2008 recession (which affected the housing market in particular) there was a decline in the number of residential units reflected in the development application and building permit data. The drop-off was very steep in terms of residential development applications and more gradual for building permits. By 2012, building permits had started to increase, while development applications saw continued instability and overall decline. Development applications surged in 2016, during a time that building permit activity was

increasing more gradually. In 2019, another fairly large decline occurred in the more volatile level of development applications, with no indication of a change in the steady increase in building permits for residential development. The current status of development, given the current climate of uncertainty during a global pandemic and record-high unemployment (which could be signaling an extended recessionary period), is unknown, but it is likely that the effects of both will be felt in the current and potentially in subsequent years.

## Development Applications

Development application data represent approved preliminary development plans for residential building (non-residential activity is presented in the following section). These project applications provide an indication of potential future development, indicating the scope and location of likely residential building activity.

Table A.1 presents a summary of residential units in approved development applications for the six-year period from 2014 to 2019 by county in Delaware. There were a total of 23,935 residential units approved for development in Delaware in that period, with the most active county being Sussex, with 11,254 units.



**Table A.2 Residential units approved in development applications, by county**

County	2014	2015	2016	2017	2018	2019	Total
New Castle	1,135	1,000	347	1,808	2,097	2,161	<b>8,548</b>
Kent	650	1,550	445	309	451	728	<b>4,133</b>
Sussex	842	1,273	868	738	5,000	2,533	<b>11,254</b>
<b>Total</b>	<b>2,627</b>	<b>3,823</b>	<b>1,660</b>	<b>2,855</b>	<b>7,548</b>	<b>5,422</b>	<b>23,935</b>

Table A.2 presents the number of units for each year by each local jurisdiction.

**Table A.2 Residential units approved in development applications, by local jurisdiction**

<b>Jurisdiction</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
<b>New Castle County*</b>	780	820	127	944	1,088	1,217	<b>4,976</b>
<b>Middletown</b>	-	-	30	854	948	425	<b>2,257</b>
<b>New Castle</b>	120	66	27	-	-	-	<b>213</b>
<b>Newark</b>	117	89	127	7	23	512	<b>875</b>
<b>Wilmington</b>	118	25	36	3	38	7	<b>227</b>
<b>New Castle Total</b>	<b>1,135</b>	<b>1,000</b>	<b>347</b>	<b>1,808</b>	<b>2,097</b>	<b>2,161</b>	<b>8,548</b>
<b>Kent County*</b>	208	-	367	-	394	4	<b>973</b>
<b>Cheswold</b>	-	272	-	-	-	-	<b>272</b>
<b>Dover</b>	41	986	78	7	4	719	<b>1,835</b>
<b>Frederica</b>	-	-	-	299	-	-	<b>299</b>
<b>Houston</b>	-	4	-	-	-	-	<b>4</b>
<b>Milford</b>	401	-	-	3	-	2	<b>406</b>
<b>Smyrna</b>	-	288	-	-	53	3	<b>344</b>
<b>Kent Total</b>	<b>650</b>	<b>1,550</b>	<b>445</b>	<b>309</b>	<b>451</b>	<b>728</b>	<b>4,133</b>
<b>Sussex County*</b>	714	48	635	128	3,903	1,890	<b>7,318</b>
<b>Dewey Beach</b>	-	-	23	-	-	-	<b>23</b>
<b>Georgetown</b>	-	-	-	-	138	-	<b>138</b>
<b>Greenwood</b>	-	-	-	-	17	-	<b>17</b>
<b>Lewes</b>	-	-	-	2	-	148	<b>150</b>
<b>Milford</b>	-	1,194	-	1	37	266	<b>1,498</b>
<b>Millsboro</b>	-	-	-	-	-	3	<b>3</b>
<b>Millville</b>	128	-	102	551	223	-	<b>1,004</b>
<b>Ocean View</b>	-	31	108	56	137	36	<b>368</b>
<b>Seaford</b>	-	-	-	-	314	8	<b>322</b>
<b>Selbyville</b>	-	-	-	-	231	182	<b>413</b>
<b>Sussex Total</b>	<b>842</b>	<b>1,273</b>	<b>868</b>	<b>738</b>	<b>5,000</b>	<b>2,533</b>	<b>11,254</b>
<b>State Total</b>	<b>2,627</b>	<b>3,823</b>	<b>1,660</b>	<b>2,855</b>	<b>7,548</b>	<b>5,422</b>	<b>23,935</b>

*\*Represents development applications in unincorporated areas of the county*

Over the past 6 years, most approved developments have occurred in unincorporated county areas and a few municipalities—Middletown, Dover, Milford, Millville, and Newark. In 2019 much of the development application activity occurred in relatively few jurisdictions, including Middletown, Lewes, Milford, and Selbyville in addition to unincorporated county land in New Castle County and Sussex County. In 2019, nearly 61 percent (1,890) of all approved applications for residential units in unincorporated portions of Delaware occurred in unincorporated areas of Sussex County.

## Building Permits

Building permit data represent development that has been permitted and is closer to entering the construction phase. Since they represent building that is likely to occur in the near future, building permits present a picture of development activity in the near term.



Table A.3 presents a summary of residential units in building permits for the six-year period from 2014 to 2019, by county in Delaware. During this time, a total of 36,709 residential units were issued building permits by local governments in Delaware. Sussex County has consistently seen the highest number of residential building permits, with over 60 percent (4,099) of the total in the most recent year (2019).

**Table A.3 Residential units approved in building permit, by county**

County	2014	2015	2016	2017	2018	2019	Total
New Castle	1,889	2,136	2,191	1,979	1,313	1,647	11,155
Kent	986	903	1,096	1,297	1,193	1,070	6,545
Sussex	2,602	2,775	2,640	3,055	3,838	4,099	19,009
<b>Total</b>	<b>5,477</b>	<b>5,814</b>	<b>5,927</b>	<b>6,331</b>	<b>6,344</b>	<b>6,816</b>	<b>36,709</b>

Table A.4 shows the number of units for each year by local jurisdiction.

**Table A.4 Residential units approved in building permits, by local jurisdiction**

Jurisdiction	2014	2015	2016	2017	2018	2019	Total
<b>New Castle County*</b>	<b>1,111</b>	<b>1,170</b>	<b>1,085</b>	<b>1,204</b>	<b>1,003</b>	<b>1,151</b>	<b>6,724</b>
Ardentown	1	-	-	-	-	-	1
Bellefonte	-	-	1	-	-	-	1
Delaware City	2	1	4	-	2	17	26
Elsmere	3	2	-	-	5	5	15
Middletown	182	224	247	333	178	321	1,485
New Castle	6	5	9	2	3	4	29
Newark	300	20	259	90	56	78	803
Odessa	-	-	-	1	-	-	1
Smyrna	-	1	-	-	-	-	1
Townsend	26	48	45	43	31	31	224
Wilmington	258	665	541	306	35	40	1,845
<b>New Castle Total</b>	<b>1,889</b>	<b>2,136</b>	<b>2,191</b>	<b>1,979</b>	<b>1,313</b>	<b>1,647</b>	<b>11,155</b>
<b>Kent County*</b>	<b>664</b>	<b>550</b>	<b>618</b>	<b>618</b>	<b>618</b>	<b>652</b>	<b>3,720</b>
Bowers Beach	2	-	1	-	1	1	5
Camden	3	15	17	25	22	68	150
Cheswold	1	13	56	41	46	17	174
Clayton	26	19	29	44	58	43	219
Dover	143	165	225	383	208	49	1,173
Farmington	2	-	1	-	1	-	4
Felton	4	2	2	2	10	8	28
Frederica	23	17	11	21	21	6	99
Harrington	4	8	4	11	13	17	57
Hartly	-	-	-	-	1	-	1
Houston	-	-	4	1	-	-	5
Kenton	2	-	-	1	2	8	13

<b>Jurisdiction</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
Leipsic	-	-	-	1	-	1	2
Little Creek	1	-	-	-	-	-	1
Milford	5	11	7	6	5	7	41
Smyrna	106	84	104	119	174	162	749
Woodside	-	-	-	1	-	-	1
Wyoming	-	19	17	23	13	31	103
<b>Kent Total</b>	<b>986</b>	<b>903</b>	<b>1,096</b>	<b>1,297</b>	<b>1,193</b>	<b>1,070</b>	<b>6,545</b>
<b>Sussex County*</b>	<b>1,900</b>	<b>1,945</b>	<b>1,845</b>	<b>2,219</b>	<b>2,889</b>	<b>2,946</b>	<b>13,744</b>
Bethany Beach	18	22	13	24	14	22	113
Bethel	-	4	3	4	4	2	17
Blades	-	3	-	1	-	-	4
Bridgeville	48	54	19	46	16	31	214
Dagsboro	9	7	3	10	8	13	50
Delmar	3	4	3	8	60	62	140
Dewey Beach	13	24	8	7	34	5	91
Ellendale	3	9	14	9	14	12	61
Fenwick Island	10	5	3	10	5	6	39
Frankford	4	1	1	2	4	6	18
Georgetown	54	7	32	2	27	153	275
Greenwood	1	-	6	4	2	-	13
Henlopen Acres	2	-	1	2	1	1	7
Laurel	2	1	1	2	2	5	13
Lewes	71	26	39	9	14	26	185
Milford	31	62	48	98	123	-	362
Millsboro	140	178	233	171	145	244	1,111
Millville	133	178	141	145	92	167	856
Milton	45	54	42	32	49	44	266
Ocean View	46	58	67	107	152	158	588
Rehoboth Beach	28	37	-	34	39	36	174
Seaford	14	50	18	14	45	49	190
Selbyville	15	27	82	81	84	95	384
Slaughter Beach	2	4	4	1	3	5	19
South Bethany	10	15	14	13	12	11	75
<b>Sussex Total</b>	<b>2,602</b>	<b>2,775</b>	<b>2,640</b>	<b>3,055</b>	<b>3,838</b>	<b>4,099</b>	<b>19,009</b>
<b>State Total</b>	<b>5,477</b>	<b>5,814</b>	<b>5,927</b>	<b>6,331</b>	<b>6,344</b>	<b>6,816</b>	<b>36,709</b>

*\*Represents development applications in unincorporated areas of the county*

In all three counties across the period the majority of building permit activity occurred outside incorporated towns. Incorporated places that have seen the most residential building permit activity during this six-year period are Middletown and Wilmington in New Castle County, Smyrna and Dover in Kent County, and Millsboro and Millville in Sussex County. Over the period, each successive year saw an increase in residential building permit activity, with a total increase of more than 24 percent, and an average annual increase of 4.5 percent.

## Relationship to State Strategies

The OSPC and other state agencies seek to encourage development (both residential and non-residential) in Investment Levels 1 and 2 as defined by the *State Strategies* map, and to steer development away from Level 4. The location of proposed and actual development is an important indicator of the efficacy of these state-level policies on local development trends. Table A.5 summarizes residential housing units in development applications for the six-year period, 2014–2019, by county, for the entire state, and by *State Strategies* investment level.

**Table A.5 Residential housing units based on development applications, by county and statewide, by *State Strategies* investment level, 2014–2019**

Jurisdiction	2014	2015	2016	2017	2018	2019	Total
<b>New Castle</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Total Units</b>
Level 1 & 2	503	875	328	1,702	800	772	4,980
Level 3	505	117	9	89	699	652	2,071
Level 4	127	8	10	17	598	737	1,497
<b>New Castle Total</b>	<b>1,135</b>	<b>1,000</b>	<b>347</b>	<b>1,808</b>	<b>2,097</b>	<b>2,161</b>	<b>8,548</b>
<b>Kent</b>							
Level 1 & 2	442	1,546	445	309	451	724	3,917
Level 3	-	4	-	-	-	1	5
Level 4	208	-	-	-	-	3	211
<b>Kent Total</b>	<b>650</b>	<b>1,550</b>	<b>445</b>	<b>309</b>	<b>451</b>	<b>728</b>	<b>4,133</b>
<b>Sussex</b>							
Level 1 & 2	380	1,238	284	328	908	901	4,039
Level 3	120	18	534	405	2,068	117	3,262
Level 4	342	17	50	5	2,024	1,515	3,953
<b>Sussex Total</b>	<b>842</b>	<b>1,273</b>	<b>868</b>	<b>738</b>	<b>5,000</b>	<b>2,533</b>	<b>11,254</b>
<b>Delaware</b>							
Level 1 & 2	1,325	3,659	1,057	2,339	2,159	2,397	12,936
Level 3	625	139	543	494	2,767	770	5,338
Level 4	677	25	60	22	2,622	2,255	5,661
<b>State Total</b>	<b>2,627</b>	<b>3,823</b>	<b>1,660</b>	<b>2,855</b>	<b>7,548</b>	<b>5,422</b>	<b>23,935</b>

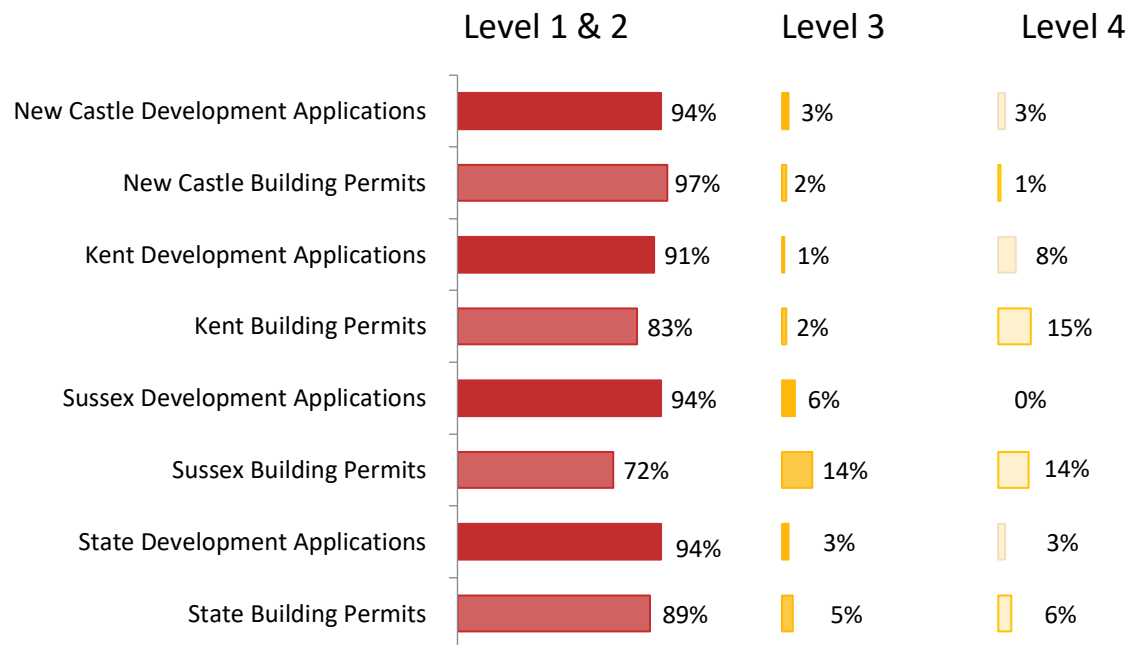
Table A.6 summarizes residential housing units based on building permits for the six-year period, 2014 – 2019, by county, for the entire state, and by *State Strategies* investment level. While the number of residential units permitted in Level 4 (where growth is not encouraged) remains relatively high in Sussex County, the proportion has stayed relatively stable. Statewide during the period, approximately 19 percent of all building permits issued were in Level 4 areas (based on the 2015 *State Strategies*), with approximately 7 percent in New Castle County, 19 percent in Kent County, and 27 percent in Sussex County.

**Table A.6 Residential housing units based on building permits, by county and statewide, by *State Strategies* investment level, 2014–2019.**

Jurisdiction	2014	2015	2016	2017	2018	2019	Total
<b>New Castle</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Total Units</b>
Level 1 & 2	1,472	1,642	1,559	1,497	868	1,272	8,310
Level 3	345	353	406	371	359	283	2,117
Level 4	72	141	226	111	86	92	728
<b>New Castle Total</b>	<b>1,889</b>	<b>2,136</b>	<b>2,191</b>	<b>1,979</b>	<b>1,313</b>	<b>1,647</b>	<b>11,155</b>
<b>Kent</b>							
Level 1 & 2	703	642	784	966	924	800	4,819
Level 3	72	77	81	102	63	73	468
Level 4	211	184	231	229	206	197	1,258
<b>Kent Total</b>	<b>986</b>	<b>903</b>	<b>1,096</b>	<b>1,297</b>	<b>1,193</b>	<b>1,070</b>	<b>6,545</b>
<b>Sussex</b>							
Level 1 & 2	1,392	1,319	1,148	1,247	1,580	1,773	8,459
Level 3	511	714	793	969	1,170	1,278	5,435
Level 4	699	742	699	839	1,088	1,048	5,115
<b>Sussex Total</b>	<b>2,602</b>	<b>2,775</b>	<b>2,640</b>	<b>3,055</b>	<b>3,838</b>	<b>4,099</b>	<b>19,009</b>
<b>Delaware</b>							
Level 1 & 2	3,567	3,603	3,491	3,710	3,372	3,845	21,588
Level 3	928	1,144	1,280	1,442	1,592	1,634	8,020
Level 4	982	1,067	1,156	1,179	1,380	1,337	7,101
<b>State Total</b>	<b>5,477</b>	<b>5,814</b>	<b>5,927</b>	<b>6,331</b>	<b>6,344</b>	<b>6,816</b>	<b>36,709</b>

Figure A.3 summarizes the total proportion of units in each *State Strategies* level, for the entire six-year period.

**Figure A.3 Residential development applications and building permits, proportion by *State Strategies* level, by county and state, 2014–2019**

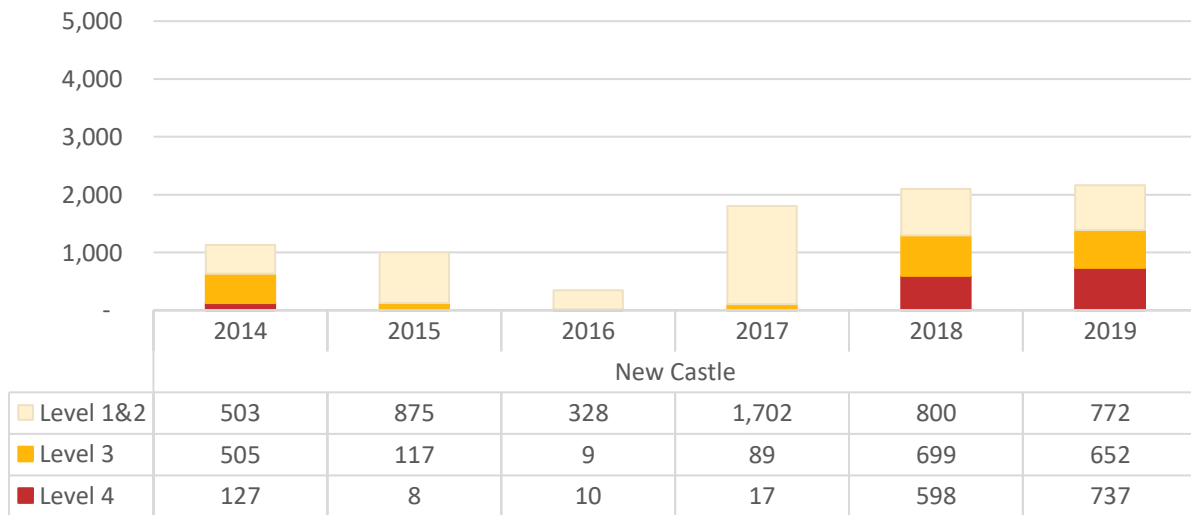


Across the period from 2014–2019, the proportion of residential units occurring in areas where growth is most encouraged (Levels 1 and 2) was relatively higher in New Castle and Kent Counties than in Sussex County, which saw over a quarter of development (in building permits) in Level 4.

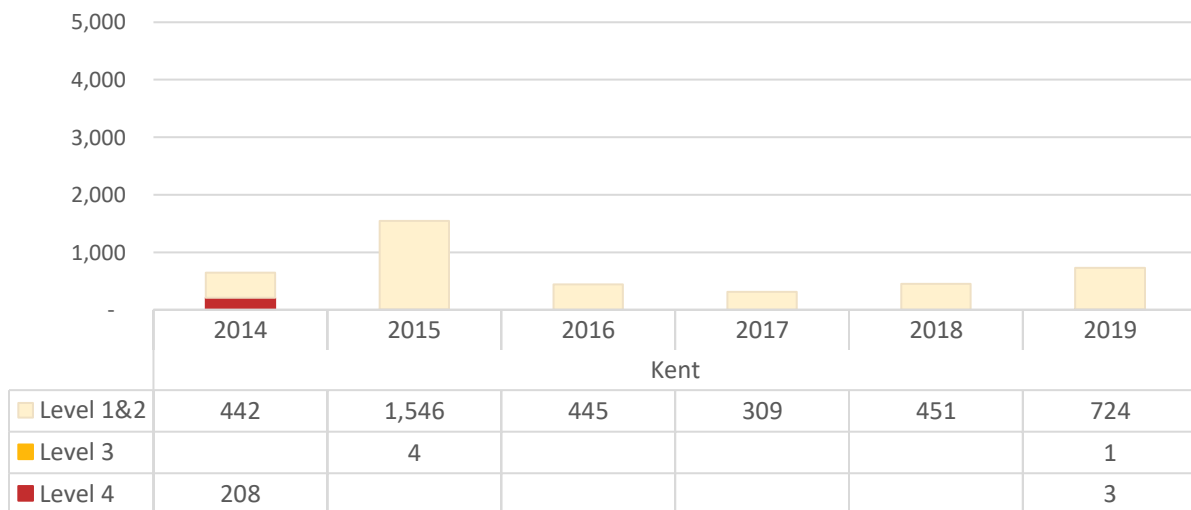
The graphs on the following pages summarize the annual trend for the six-year period, 2014–2019, in the number and proportion of residential development units (reflected both in development applications and building permits) by county and by *State Strategies* level (Figure A.4).

**Figure A.4 Residential units in development applications and building permits, by county and State Strategy level, 2014–2019**

**Residential Development Applications, New Castle County**

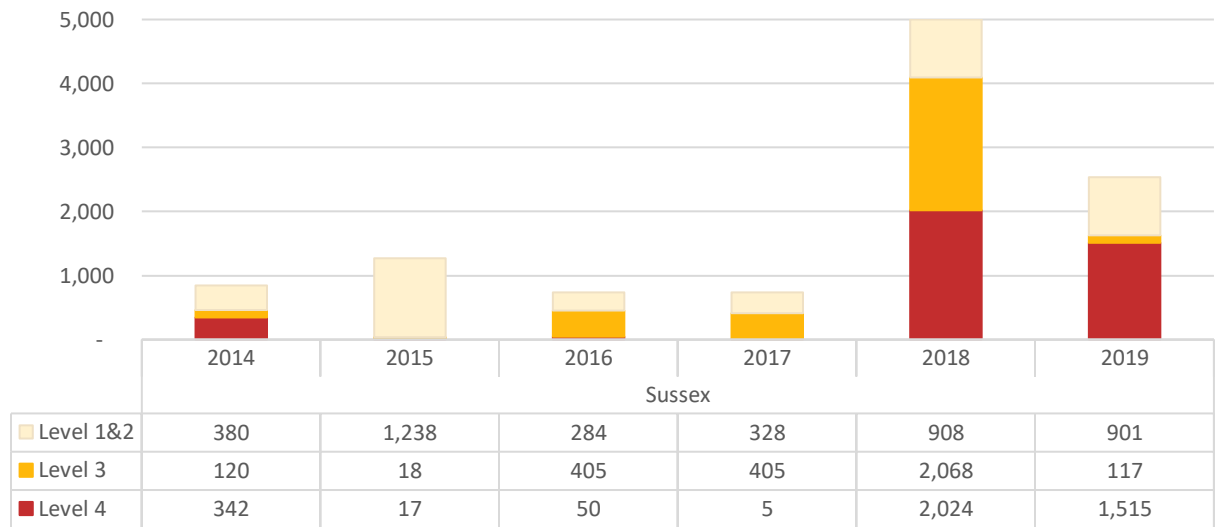


**Residential Development Applications, Kent County**

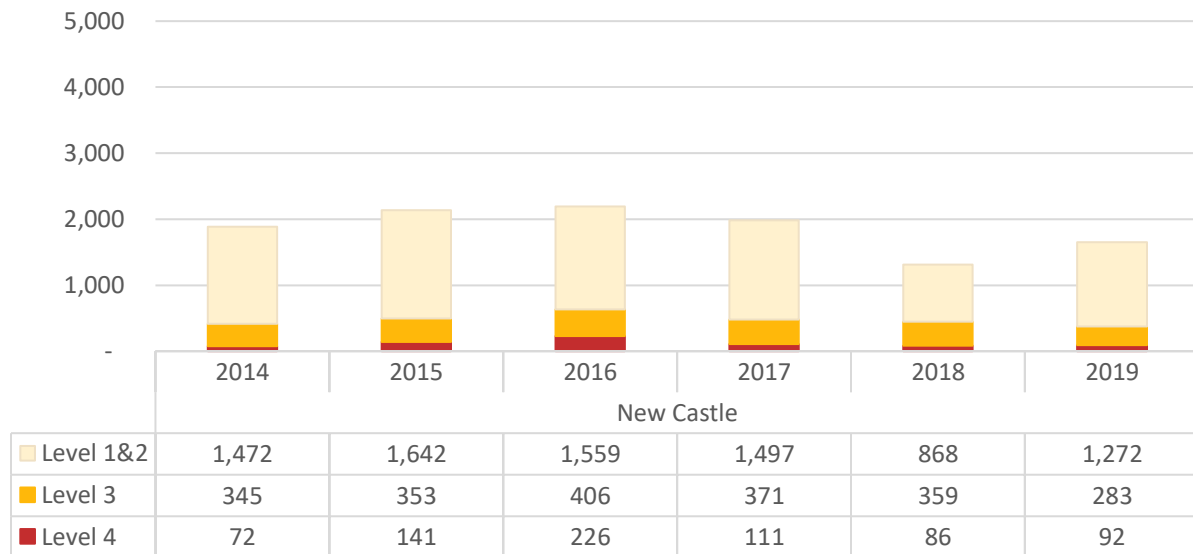




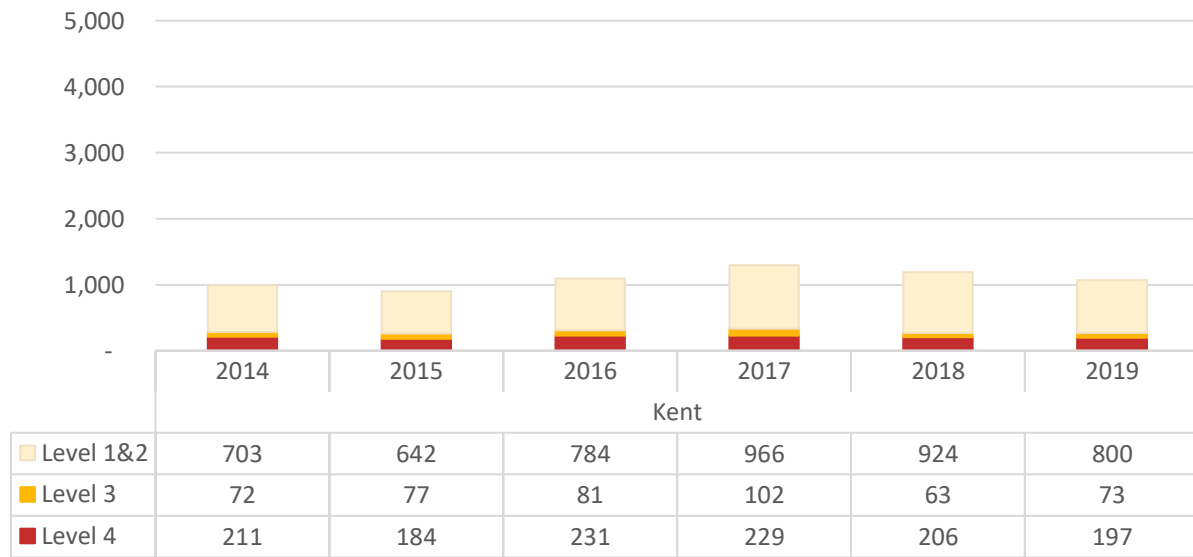
### Residential Development Applications, Sussex County



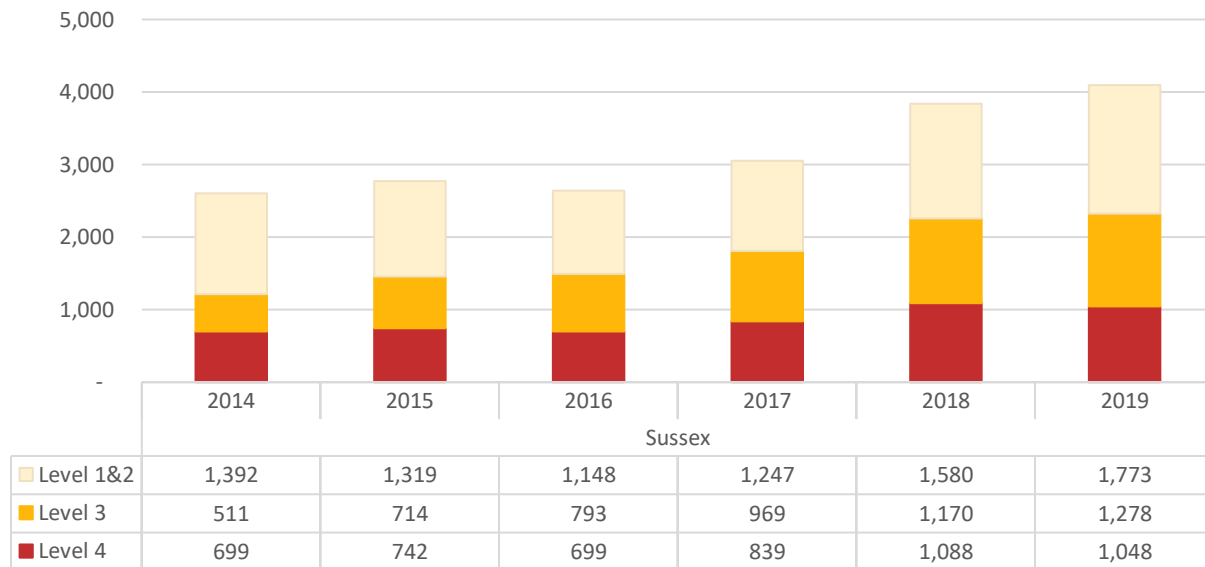
### Residential Building Permits, New Castle County



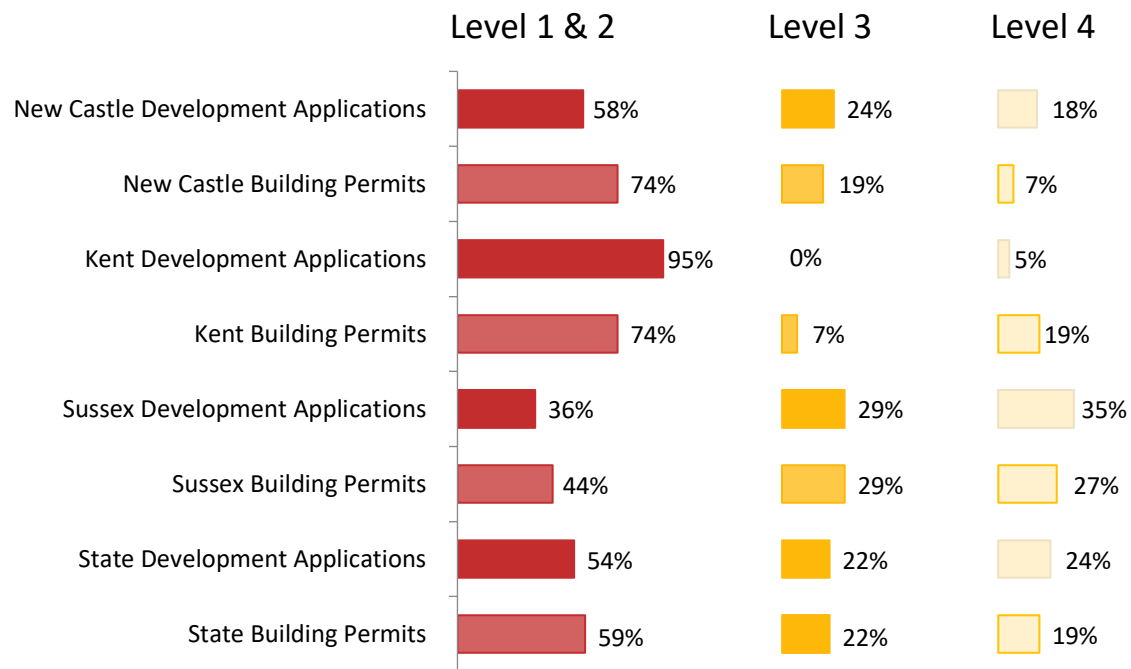
### Residential Building Permits, Kent County



### Residential Building Permits, Sussex County



**Figure A.4 Residential development, proportion by *State Strategies* level, by county, 2014–2019**



Across the period from 2014–2019, the proportion of residential units occurring in areas where growth is most encouraged (Levels 1 and 2) was relatively higher in New Castle and Kent Counties than in Sussex County, which saw over a quarter of development (in building permits) in Level 4.

## Non-residential Trends

Non-residential development includes commercial, office, industrial, and institutional uses. The unit of measure for this analysis is the total building square-footage of approved and permitted non-residential development.

**Figure A.5 Trendlines for non-residential square footage in development applications (gray line) and building permits (blue line), 2008–2019**

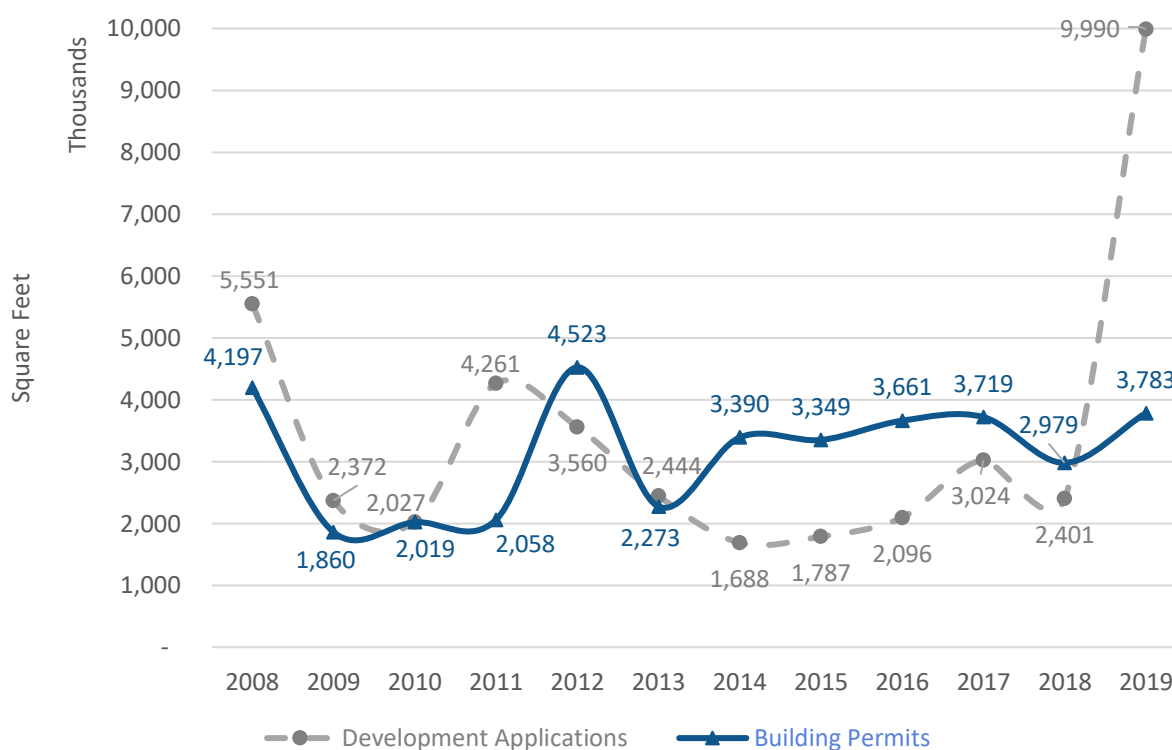


Figure A.5 presents the trend in non-residential development applications and building permits over the 12-year period starting in 2008. There was a steep decline in non-residential activity in Delaware following the onset of the 2008 recession, followed by a recovery in subsequent years. Within two years, a recovery in development-application activity occurred, followed by another dip in the square footage allowed by permit two years later. Building permits recovered the following year, yet also experienced a drop similar to that for development applications after one year. In general, the level of building permits follow the trend of the development applications, with a lag of approximately one year, particularly in the five years following the onset of the 2008 recession. The latest year of data (2019) shows a steep rise in the amount of permitted square footage in development applications. This increase is accounted for by a relatively small number of proposed developments in New Castle County, which include three large logistics facilities: the Logistics Center at I-95 Wilmington, Delaware Logistics Park, and Avenue North. It is likely that the number of building permits in subsequent years should see a commensurate rise.

The analysis presented here relies on data that reflect conditions ending in 2019, and therefore before the onset of the global coronavirus pandemic. The potential for significant downturn in the business cycle, given the pandemic and associated economic shocks, puts the timing of the increase in building permits (and subsequent business-related development) in question. If the conditions of Delaware's economic picture change, due, for instance, to the development of a vaccine against COVID-19 it would be expected that the planned developments will move forward. A lengthy downturn or recession could, however, put that prospect in jeopardy.

## Development Applications

Table A.7 presents a summary of non-residential square footage in approved development applications for the six-year period from 2014 to 2019, by county, in Delaware. During this period, a total of 20,985,817 square feet were approved for development by local governments in Delaware.

**Table A.7 Non-residential square footage approved in development applications, by county, 2014–2019**

County	2014	2015	2016	2017	2018	2019	Total
New Castle	1,254,744	845,829	1,652,375	1,942,087	1,697,884	8,929,158	16,322,077
Kent	344,333	693,592	405,361	899,432	478,635	458,508	3,279,861
Sussex	88,485	247,392	37,989	182,823	224,955	602,235	1,383,879
<b>Total</b>	<b>1,687,562</b>	<b>1,786,813</b>	<b>2,095,725</b>	<b>3,024,342</b>	<b>2,401,474</b>	<b>9,989,901</b>	<b>20,985,817</b>

Table A.8 shows the square footage for each year (2014–2019) by local jurisdiction.

**Table A.8 Non-residential square footage approved in development applications, by local jurisdiction, 2014–2019**

Jurisdiction	2014	2015	2016	2017	2018	2019	Total
New Castle County*	1,168,594	151,534	1,222,574	1,206,238	1,541,788	8,756,643	14,047,371
Elsmere	-	-	6,500	-	-	3,130	9,630
Middletown	56,234	676,196	249,839	648,293	67,520	86,085	1,784,167
Newark	12,379	8,882	173,462	-	8,900	83,300	286,923
Townsend	9,217	9,217	-	-	-	-	18,434
Wilmington	8,320	-	-	87,556	79,676	-	175,552
<b>New Castle Total</b>	<b>1,254,744</b>	<b>845,829</b>	<b>1,652,375</b>	<b>1,942,087</b>	<b>1,697,884</b>	<b>8,929,158</b>	<b>16,322,077</b>
Kent County*	85,461	176,452	27,600	269,194	271,292	95,009	925,008
Cheswold	-	22,000	-	45,622	-	-	67,622
Dover	203,276	422,603	369,441	422,078	110,344	363,499	1,891,241

<b>Jurisdiction</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
<b>Harrington</b>	-	-	-	6,777	2,753	-	<b>9,530</b>
<b>Hartly</b>	-	-	8,320	-	-	-	<b>8,320</b>
<b>Milford</b>	2,436	-	-	57,945	82,246	-	<b>142,627</b>
<b>Smyrna</b>	53,160	72,537	-	97,816	12,000	-	<b>235,513</b>
<b>Kent Total</b>	<b>344,333</b>	<b>693,592</b>	<b>405,361</b>	<b>899,432</b>	<b>478,635</b>	<b>458,508</b>	<b>3,279,861</b>
<b>Sussex County*</b>	-	-	-	-	-	-	-
<b>Bridgeville</b>	-	9,100	-	-	-	-	<b>9,100</b>
<b>Delmar</b>	-	-	-	-	10,000	-	<b>10,000</b>
<b>Georgetown</b>	38,727	102,635	23,989	121,685	12,085	45,106	<b>344,227</b>
<b>Laurel</b>	1,560	119,500	-	-	-	3,218	<b>124,278</b>
<b>Lewes</b>	-	-	-	-	-	313,417	<b>313,417</b>
<b>Milford</b>	-	16,157	-	1,242	85,000	18,691	<b>121,090</b>
<b>Millsboro</b>	-	-	-	54,294	-	-	<b>54,294</b>
<b>Millville</b>	-	-	-	-	59,524	3,700	<b>63,224</b>
<b>Ocean View</b>	-	-	14,000	-	36,000	14,000	<b>64,000</b>
<b>Seaford</b>	48,198	-	-	5,602	16,975	198,732	<b>269,507</b>
<b>Selbyville</b>	-	-	-	-	5,371	5,371	<b>10,742</b>
<b>Sussex Total</b>	<b>88,485</b>	<b>247,392</b>	<b>37,989</b>	<b>182,823</b>	<b>224,955</b>	<b>602,235</b>	<b>1,383,879</b>
<b>State Total</b>	<b>1,687,562</b>	<b>1,786,813</b>	<b>2,095,725</b>	<b>3,024,342</b>	<b>2,401,474</b>	<b>9,989,901</b>	<b>20,985,817</b>

*\*Represents development applications in unincorporated areas of the county*

Across the period, New Castle County has had the highest amount of square footage in development applications, with nearly 78 percent of the state's total. There was a marked increase of development application square footage in 2019, a 416 percent increase from the previous year, mostly due to activity in New Castle County. In 2019, the unincorporated sections of New Castle County in fact accounted for almost 88 percent of all non-residential square footage in development applications. As noted previously, the increase was mostly due to three large logistics operations: the Logistics Center at I-95 Wilmington, Delaware Logistics Park, and Avenue North.

The following table (Table A.9) summarizes non-residential square footage in development applications for the six-year period, 2014–2019, by county, for the entire state, and by *State Strategies* Investment Level. As the table shows, over the past 6 years much less approved non-residential development has occurred in Level 4 areas compared to residential uses, though some of the development in Level 4



might be related to agricultural uses, and therefore appropriate. The vast majority of the non-residential square footage in New Castle County has occurred in Level 1 and Level 2 areas, and there has been no approved non-residential activity in Level 4 areas of Sussex County during this period.

**Table A.9 Non-residential square footage based on development applications, by county and statewide, by *State Strategies* investment level, 2014–2019**

County	2014	2015	2016	2017	2018	2019	Total
<b>New Castle</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Total Sq. Ft.</b>
Level 1 & 2	1,149,147	574,364	1,527,348	1,884,559	1,491,097	8,821,537	15,448,052
Level 3	92,892	15,742	112,627	2,200	126,062	91,152	440,675
Level 4	12,705	255,723	12,400	55,328	80,725	16,469	433,350
<b>New Castle Total</b>	<b>1,254,744</b>	<b>845,829</b>	<b>1,652,375</b>	<b>1,942,087</b>	<b>1,697,884</b>	<b>8,929,158</b>	<b>16,322,077</b>
<b>Kent</b>							
Level 1 & 2	267,196	649,650	397,476	823,143	434,574	422,763	2,994,802
Level 3	-	25,130	-	-	-	8,460	33,590
Level 4	77,137	18,812	7,885	76,289	44,061	27,285	251,469
<b>Kent Total</b>	<b>344,333</b>	<b>693,592</b>	<b>405,361</b>	<b>899,432</b>	<b>478,635</b>	<b>458,508</b>	<b>3,279,861</b>
<b>Sussex</b>							
Level 1 & 2	86,925	247,392	37,989	182,823	145,245	602,235	1,302,609
Level 3	-	-	-	-	79,710	-	79,710
Level 4	1,560	-	-	-	-	-	1,560
<b>Sussex Total</b>	<b>88,485</b>	<b>247,392</b>	<b>37,989</b>	<b>182,823</b>	<b>224,955</b>	<b>602,235</b>	<b>1,383,879</b>
<b>Delaware</b>							
Level 1 & 2	1,503,268	1,471,406	1,962,813	2,890,525	2,070,916	9,846,535	19,745,463
Level 3	92,892	40,872	112,627	2,200	205,772	99,612	553,975
Level 4	91,402	274,535	20,285	131,617	124,786	43,754	686,379
<b>State Total</b>	<b>1,687,562</b>	<b>1,786,813</b>	<b>2,095,725</b>	<b>3,024,342</b>	<b>2,401,474</b>	<b>9,989,901</b>	<b>20,985,817</b>

## Building Permits

Building permit data represent development that has been permitted and is ready to move forward to the construction phase. These permits represent building that is very likely to occur in the near future, and therefore represent a good measure of building activity in the near term.

Table A.10 presents a summary of non-residential square footage based on building permits for the six-year period from 2014 to 2019, by county, in Delaware. A total of 20,881,235 square feet of building space was approved for development by local governments in Delaware in that period. The preponderance of permitted square footage occurred in New Castle County during the period, while Sussex County had the second highest amount.

**Table A.10 Non-residential square footage approved by building permit, by county, 2014–2019**

County	2014	2015	2016	2017	2018	2019	Total
<b>New Castle</b>	2,324,904	1,877,562	2,079,265	2,909,565	1,693,901	2,592,967	<b>13,478,164</b>
<b>Kent</b>	382,310	342,037	489,791	325,072	496,827	398,043	<b>2,434,080</b>
<b>Sussex</b>	682,484	1,129,779	1,091,791	484,132	788,408	792,397	<b>4,968,991</b>
<b>Total</b>	<b>3,389,698</b>	<b>3,349,378</b>	<b>3,660,847</b>	<b>3,718,769</b>	<b>2,979,136</b>	<b>3,783,407</b>	<b>20,881,235</b>

Table A.11 shows the square footage approved for each year by local jurisdiction.

**Table A.11 Non-residential square footage approved by building permit, by local jurisdiction, 2014–2019**

Jurisdiction	2014	2015	2016	2017	2018	2019	Total
<b>New Castle County*</b>	2,118,840	1,177,856	1,483,058	2,156,092	979,812	2,333,765	<b>10,249,423</b>
Elsmere	-	745	-	-	2,050	-	<b>2,795</b>
Middletown	52,503	193,320	132,242	352,929	116,820	16,151	<b>863,965</b>
New Castle	58,310	-	-	-	-	4,600	<b>62,910</b>
Newark	73,144	97,367	130,417	269,826	338,951	167,466	<b>1,077,171</b>
Townsend	-	-	6,000	-	-	-	<b>6,000</b>
Wilmington	22,107	408,274	327,548	130,718	256,268	70,985	<b>1,215,900</b>
<b>New Castle Total</b>	<b>2,324,904</b>	<b>1,877,562</b>	<b>2,079,265</b>	<b>2,909,565</b>	<b>1,693,901</b>	<b>2,592,967</b>	<b>13,478,164</b>
<b>Kent County*</b>	63,991	226,906	163,584	36,427	19,298	223,998	<b>734,204</b>
Bowers Beach	-	-	1,821	-	-	-	<b>1,821</b>
Camden	-	-	21,099	20,371	-	17,974	<b>59,444</b>

<b>Jurisdiction</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
<b>Cheswold</b>	8,320	4,025	-	22,000	13,200	-	<b>47,545</b>
<b>Clayton</b>	-	-	-	-	6,160	-	<b>6,160</b>
<b>Dover</b>	246,086	101,506	260,710	152,027	386,751	48,182	<b>1,195,262</b>
<b>Farmington</b>	8,500	-	-	-	-	-	<b>8,500</b>
<b>Felton</b>	-	-	-	2,400	1,800	-	<b>4,200</b>
<b>Frederica</b>	8,320	-	-	-	-	-	<b>8,320</b>
<b>Harrington</b>	-	-	-	6,777	2,753	-	<b>9,530</b>
<b>Hartly</b>	-	-	8,320	-	-	-	<b>8,320</b>
<b>Houston</b>	-	-	2,560	-	-	-	<b>2,560</b>
<b>Kenton</b>	-	-	-	-	-	9,113	<b>9,113</b>
<b>Magnolia</b>	-	-	-	-	3,600	-	<b>3,600</b>
<b>Milford</b>	37,493	-	12,600	36,470	8,471	41,860	<b>136,894</b>
<b>Smyrna</b>	9,600	9,600	19,097	24,600	52,594	56,916	<b>172,407</b>
<b>Woodside</b>	-	-	-	24,000	2,200	-	<b>26,200</b>
<b>Kent Total</b>	<b>382,310</b>	<b>342,037</b>	<b>489,791</b>	<b>325,072</b>	<b>496,827</b>	<b>398,043</b>	<b>2,434,080</b>
<b>Sussex County*</b>	298,244	386,892	438,095	262,378	463,404	526,569	<b>2,375,582</b>
<b>Bethany Beach</b>	132,845	-	-	8,800	-	-	<b>141,645</b>
<b>Blades</b>	-	3,700	-	-	-	-	<b>3,700</b>
<b>Bridgeville</b>	28,958	-	-	-	-	-	<b>28,958</b>
<b>Dagsboro</b>	-	-	-	-	-	5,376	<b>5,376</b>
<b>Delmar</b>	15,178	-	-	2,280	-	-	<b>17,458</b>
<b>Dewey Beach</b>	28,800	-	-	2,200	-	8,444	<b>39,444</b>
<b>Fenwick Island</b>	-	-	3,049	-	-	45,125	<b>48,174</b>
<b>Frankford</b>	-	-	2,130	3,226	9,840	-	<b>15,196</b>
<b>Georgetown</b>	55,797	120,635	22,832	108,757	79,948	30,517	<b>418,486</b>
<b>Laurel</b>	1,560	9,180	151,885	-	-	3,218	<b>165,843</b>
<b>Lewes</b>	51,040	-	4,000	3,000	-	-	<b>58,040</b>
<b>Milford</b>	-	602,065	437,000	-	-	-	<b>1,039,065</b>
<b>Millsboro</b>	15,154	2,307	-	55,120	56,471	62,717	<b>191,769</b>

<b>Jurisdiction</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
<b>Millville</b>	-	-	21,000	1,692	45,684	14,879	<b>83,255</b>
<b>Milton</b>	4,050	-	7,000	-	-	-	<b>11,050</b>
<b>Ocean View</b>	-	-	-	13,920	-	14,000	<b>27,920</b>
<b>Rehoboth Beach</b>	-	-	-	9,597	100,048	10,000	<b>119,645</b>
<b>Seaford</b>	43,044	5,000	4,800	8,898	16,013	49,629	<b>127,384</b>
<b>Selbyville</b>	7,814	-	-	4,264	17,000	21,923	<b>51,001</b>
<b>Sussex Total</b>	<b>682,484</b>	<b>1,129,779</b>	<b>1,091,791</b>	<b>484,132</b>	<b>788,408</b>	<b>792,397</b>	<b>4,968,991</b>
<b>State Total</b>	<b>3,389,698</b>	<b>3,349,378</b>	<b>3,660,847</b>	<b>3,718,769</b>	<b>2,979,136</b>	<b>3,783,407</b>	<b>20,881,235</b>

*\*Represents development applications in unincorporated areas of the county*

As noted previously in this section, non-residential square footage based on building permits has been focused in New Castle County over the six-year period shown (2014–2019). Most of this permitted square footage has occurred in unincorporated areas of New Castle County, with significant additional permitted square footage in Wilmington, Middletown, and Newark during this period. In Kent County building permits have been primarily issued in Dover and unincorporated areas of the county. In Sussex County most of the permitted square footage for non-residential development has occurred in unincorporated areas of the county, with significant amounts in the towns of Milford and Georgetown.

Table A.12 summarizes non-residential square footage based on building permits for the six-year period, 2014–2019, by county, for the entire state, and by *State Strategies* investment level. The majority of non-residential permitted square footage has occurred within Level 1 and Level 2 areas (where growth is most encouraged) statewide. This is particularly true in New Castle County, where almost 97 percent of non-residential permitted square footage has occurred in Level 1 or Level 2. Sussex County, in contrast has a lower percentage (72%) in Levels 1 and 2, and a relatively higher percentage (over 13%) of square footage in Level 4 areas. Statewide, under 6 percent of all non-residential permitted square footage has occurred in Level 4 areas over the six-year period.

**Table A.12 Non-residential square footage based on building permits, by county and statewide, by *State Strategies* investment level, 2014–2019**

<b>County</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
<b>New Castle</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Sq. Ft.</b>	<b>Total Sq. Ft.</b>
<b>Level 1 &amp; 2</b>	2,311,477	1,833,443	2,021,800	2,863,375	1,482,545	2,518,958	13,031,598
<b>Level 3</b>	4,600	36,563	49,388	1,287	131,303	38,699	261,840
<b>Level 4</b>	8,827	7,556	8,077	44,903	80,053	35,310	184,726
<b>New Castle Total</b>	<b>2,324,904</b>	<b>1,877,562</b>	<b>2,079,265</b>	<b>2,909,565</b>	<b>1,693,901</b>	<b>2,592,967</b>	<b>13,478,164</b>

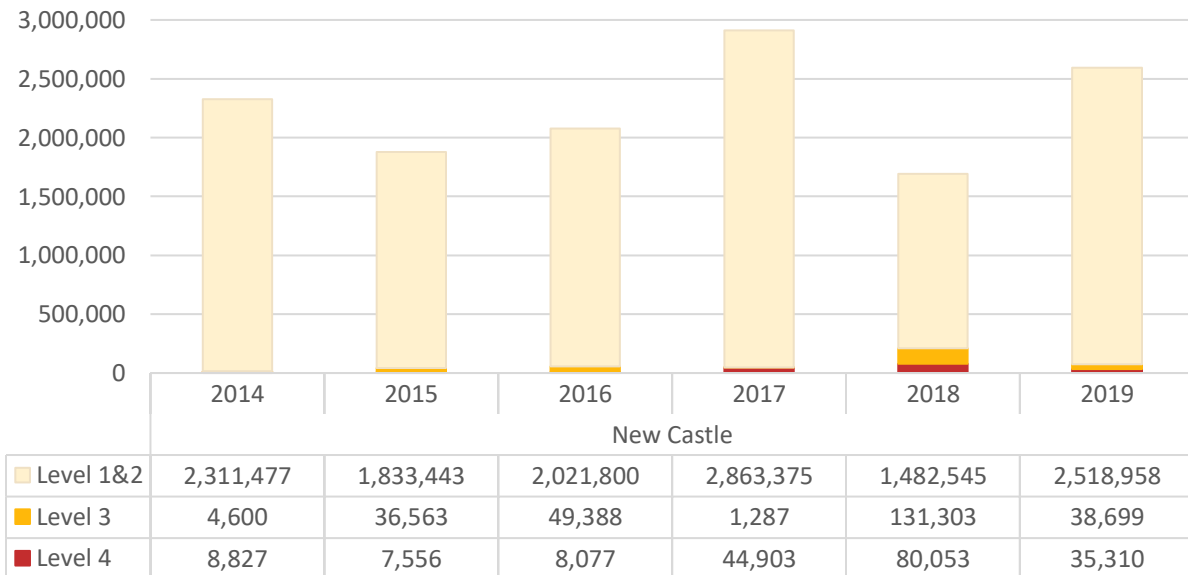
County	2014	2015	2016	2017	2018	2019	Total
<b>Kent</b>							
Level 1 & 2	322,344	171,963	473,430	290,120	481,409	283,620	2,022,886
Level 3	8,500	360	7,981	31,837	1,080	8,460	58,218
Level 4	51,466	169,714	8,380	3,115	14,338	105,963	352,976
<b>Kent Total</b>	<b>382,310</b>	<b>342,037</b>	<b>489,791</b>	<b>325,072</b>	<b>496,827</b>	<b>398,043</b>	<b>2,434,080</b>
<b>Sussex</b>							
Level 1 & 2	465,022	906,061	888,870	293,944	460,994	580,136	3,595,027
Level 3	112,972	20,298	110,984	34,360	266,524	165,196	710,334
Level 4	104,490	203,420	91,937	155,828	60,890	47,065	663,630
<b>Sussex Total</b>	<b>682,484</b>	<b>1,129,779</b>	<b>1,091,791</b>	<b>484,132</b>	<b>788,408</b>	<b>792,397</b>	<b>4,968,991</b>
<b>Delaware</b>							
Level 1 & 2	3,098,843	2,911,467	3,384,100	3,447,439	2,424,948	3,382,714	18,649,511
Level 3	126,072	57,221	168,353	67,484	398,907	212,355	1,030,392
Level 4	164,783	380,690	108,394	203,846	155,281	188,338	1,201,332
<b>State Total</b>	<b>3,389,698</b>	<b>3,349,378</b>	<b>3,660,847</b>	<b>3,718,769</b>	<b>2,979,136</b>	<b>3,783,407</b>	<b>20,881,235</b>

## Relationship to State Strategies

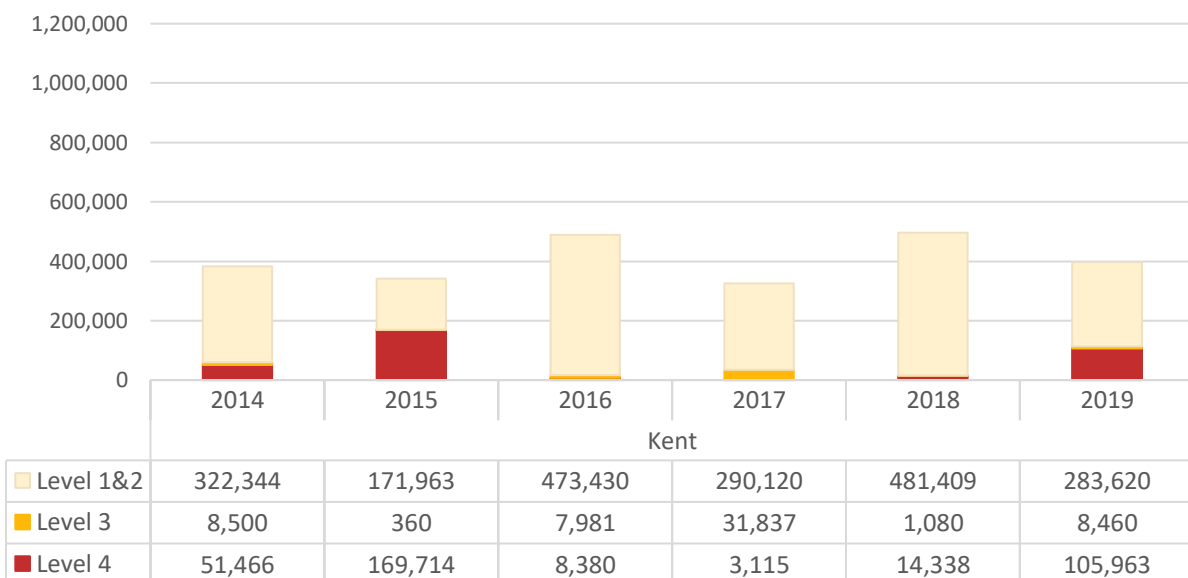
Figure A.6 presents the annual square footage permitted by county and by proportion of *State Strategies* area, across the six-year period (2014–2019).

**Figure A.6 Non-residential square footage in development applications and building permits, by county and State Strategy level, 2014–2019**

### Non-residential square footage, New Castle County



### Non-residential square footage, Kent County





## Non-residential square footage, Sussex County

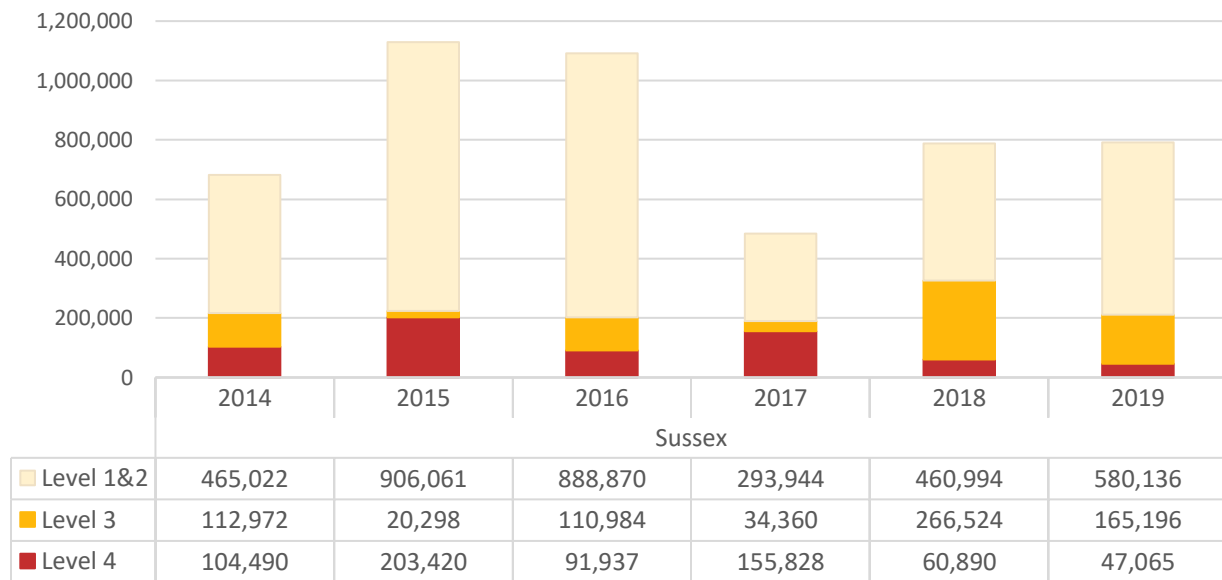
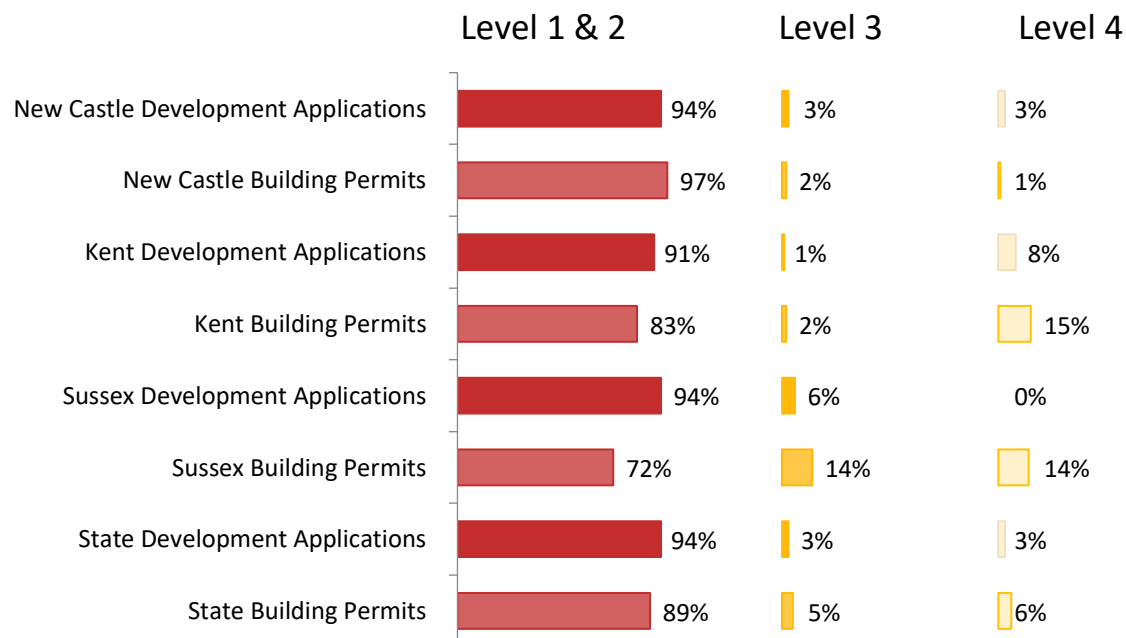


Figure A.7 presents the proportion of non-residential development, based on the square footage in development applications and building permits for the entire six-year period, 2014 to 2019.

**Figure A.7 Non-residential development, proportion by *State Strategies* level, by county and state, 2014–2019**



Across the period (2014–2019), the proportion of non-residential square footage planned in Level 1 and Level 2 primary growth areas based on applications was relatively high in all three Delaware counties. In Sussex County all (100%) of the square footage planned was targeted to primary growth areas, though

by the building permit stage 14 percent occurred in Level 4 areas. The differential between the square footage permitted at the development application and the building permit stages could reflect the fact that there is typically a lag between each stage of a project.

## Trends Summary

The following tables (Table A.13 and A.14) summarize the number and percentage of development application and building permits occurring in *State Strategies* Levels 1 & 2, Level 3, and Level 4 areas, for residential and non-residential activity, respectively. The percentage values in the right hand two columns indicate the degree to which growth is occurring where the state encourages it (i.e., Investment Levels 1–3), versus outside those areas.

**Table A.13 Summary of residential development activity by county and investment level, 2014–2019**

County	Levels 1 & 2	Level 3	Level 4	% in Levels 1–3	% outside Levels 1–3
<b>Residential Units in Development Applications, 2014–2019</b>					
<b>New Castle County</b>	7,719	505	324	96%	4%
<b>Kent County</b>	3,886	-	247	94%	6%
<b>Sussex County</b>	4,515	3,232	3,507	69%	31%
<b>Residential Units in Building Permits, 2014–2019</b>					
<b>New Castle County</b>	8,310	2,117	728	93%	7%
<b>Kent County</b>	4,819	468	1,258	81%	19%
<b>Sussex County</b>	8,459	5,435	5,115	73%	27%

Residential growth in New Castle County was focused largely in areas where it is encouraged, with 96 percent of development applications focused in those areas, and 93 percent of building permits. Kent County saw the next highest percentage of residential activity there (94% of development applications and 81% of building permits), while Sussex County had the lowest rate of approved development applications (69%) and building permits (73%) in those areas.

**Table A.14 Summary of non-residential development activity by county and investment level, 2014–2019**

County	Levels 1 & 2	Level 3	Level 4	% in Levels 1–3	% outside Levels 1–3
<b>Non-Residential Square Footage in Development Applications, 2014–2019</b>					
<b>New Castle County</b>	15,448,052	440,675	433,350	97%	3%
<b>Kent County</b>	2,994,802	33,590	251,469	92%	8%
<b>Sussex County</b>	1,302,609	79,710	1,560	100%	0%
<b>Non-Residential Square Footage in Building Permits, 2014–2019</b>					
<b>New Castle County</b>	12,980,853	252,103	245,208	98%	1.8%
<b>Kent County</b>	2,023,316	53,858	356,906	85%	15%
<b>Sussex County</b>	3,840,452	684,193	444,346	91%	9%

Non-residential development across all three counties is highly focused in the areas where growth is encouraged. New Castle County saw 97 percent of its approved non-residential square footage in development applications and 98 percent of in building permits in Investment Levels 1–3. Kent County had 92 percent of its square footage in development applications and 85 percent in building permits occurring in Investment Levels 1–3. Sussex County had 100 percent of its square footage in development applications and 91 percent in building permits occurring in Investment Levels 1–3.

## Overview of Methodology

The OSPC and IPA conducted a spatial analysis in order to examine the location and extent of recently approved development across Delaware. Spatial analysis was performed using the ArcMap GIS software package produced by Esri. The best available spatial datasets were identified and used in order to perform the analysis and compare development activity relative to the 2015 *Strategies for State Policies and Spending* investment levels.

The OSPC obtain development application and building permit data from Delaware’s municipalities and counties for each year from 2008 onward. These data form the basis for the spatial analysis. For each building permit or development application, the data included parcel identification, the number of residential units and/or amount of non-residential square-footage associated with the permit or application. In some cases, street address or other locational information (e.g., subdivision name, crossroads, etc.) pertaining to the particular permit or application was included. All development data were structured and compiled into a single, consistent dataset in Esri Geodatabase format.

The results of this analysis should be used to determine general trends in development activity across the state. The magnitude and direction of trends can be determined in this way, but precise levels of development should not be inferred from the analysis.

# APPENDIX B: STATE FINANCIAL INVESTMENTS

In support of a growing population and changing demographics, the state government provides a variety of infrastructure and services. In accordance with the *Strategies for State Policies and Spending* and the Governor's land use agenda, Delaware has strategically invested state taxpayer dollars in important infrastructure and services. These funds help pay for public education, transportation, water and wastewater, public safety, agricultural and forest preservation, and housing. The following are some highlights showing fiscal trends and indicators from the past five fiscal years.

## Education

In fiscal year (FY) 2020, the Delaware Department of Education's capital expenditures for public education equaled 154.1million, which included \$101.7 million for new construction and land acquisition. The remaining funds were used for maintenance and upgrades to existing school facilities. The operating budget for public education was \$1.571 billion in FY 2020, which represented approximately one third of Delaware's General Fund budget.

**Table B.1 Public education trends and indicators, fiscal years 2016–2020**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Total Enrollment*</b>	135,517	136,706	137,873	138,666	140,363
<b>Charter School Enrollment</b>	14,112	15,030	15,882	16,088	16,366
<b>State Portion, Public Education Operating Budget (in thousands)</b>	\$1,305,084.2	\$1,379,643.5	\$1,418,473.8	\$1,481,992.2	\$1,571,366.6
<b>State Portion, Education Bond Bill</b>	\$71,269,200	\$76,424,600	\$132,542,464	\$148,109,697	\$154,117,588
<b>State Portion, New Construction and Land Acquisition**</b>	\$7,835,100	\$8,028,200	\$57,261.863	\$96,832,561	\$101,710,037
<b>New Schools Opened&lt;&lt;</b>	0	0	1	1	1

Source: Delaware Office of Management and Budget; Delaware Department of Education

\* Total enrollment includes charter school enrollment and does not include Dover Air Force Base.

\*\* New Construction and Land Acquisition is a subset of the Education Bond Bill. The remaining portion of the Education Bond Bill funded other capital projects at school facilities.

<< New schools are public schools that involve the construction of a new building utilizing state capital funds. Building additions and charter schools are not included.

## Infrastructure

### Trails and Pathways

Since 2011, the State has had a renewed emphasis on the benefits of an integrated non-motorized pathway and recreational trail network to provide opportunities for pedestrians and bicyclists to travel safely and efficiently and to expand outdoor recreation opportunities while enjoying the natural, cultural, and historic assets of Delaware. It also recognizes the benefits of an integrated multi-modal transportation infrastructure in improving the economic and environmental sustainability of communities. Investing in trails and pathways will support the creation of jobs resulting in investments for bicycling and walking. It will also support construction and trail maintenance jobs. Investing in trails and pathways will create tourism opportunities, support tourism-related jobs, and support recreationally related goods and services. There is also a growing body of evidence that “active transportation” in the form of walking and cycling has significant health benefits. All of these benefits show how this infrastructure investment improves the quality of life for Delaware’s citizens. The following table lists the funding for trails and pathways from the Delaware Department of Transportation (DelDOT) and the Delaware Department of Natural Resources and Environmental Control (DNREC) since FY 2016.

**Table B.2 Trails and pathways funding, fiscal years 2016–2020, in millions**

Agency	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
DNREC	\$3	\$2.5	\$0	\$.2	\$0.0	\$5.7
DelDOT	\$3.4	\$5.4	\$.8	\$7.7	\$1.0	\$18.3
<b>Total</b>	<b>\$6.4</b>	<b>\$7.9</b>	<b>\$.8</b>	<b>\$7.9</b>	<b>\$1.0</b>	<b>\$24.0</b>

### Roads and Bridges

DelDOT is responsible for maintaining approximately 85 percent of all roads in Delaware compared with other states, which maintain about 20 percent of their roads. The state also is responsible for transit services. Responding to the demands of Delawareans for a safe, efficient transportation system is a challenge, especially in light of recent growth and development trends. In FY 2020, DelDOT made capital expenditures of over \$374 million in state funds to address Delaware’s transportation needs. Total capital spending in FY 2020 was more than \$653 million, including federal funds.

Table B.3 demonstrates a number of trends that are relevant to transportation planning. After several years of decline, the number of registered motor vehicles and the vehicle miles travelled (VMT) in Delaware are both on the rise again and have been since FY 2012. Ridership of the Septa R2 rail line decreased in the most recent year after having seen increases for the previous 2 years. The Dart fixed-route service ridership fell compared to FY 2019. Paratransit ridership decreased considerably from last year’s 946,000 trips to 758,000 trips.

**Table B.3 Transportation trends and indicators, fiscal years 2016–2020**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
<b>Licensed Drivers</b>	750,601	721,561	786,504	801,086	807,626
<b>Registered Motor Vehicles*</b>	901,256	921,850	928,927	934,615	919,414
<b>Vehicle Miles Traveled* (billions)</b>	10.1	10.4	10.7	10.4	10.5
<b>DART R2 Rail Ridership</b>	1,240,830	1,128,094	1,160,079	1,196,630	840,692
<b>DART Fixed Route Ridership (millions)</b>	8.4	7.5	7.2	7.2	6.0
<b>Paratransit Ridership</b>	981,677	953,234	926,884	945,628	758,064
<b>Transportation Trust Fund Revenues (thousands)</b>	\$530,610	\$554,600	\$565,500	\$588,200	555,100 (unaudited)
<b>State Capital Expenditures (thousands)</b>	\$196,685	\$217,435	\$233,936	\$312,206	\$374,784
<b>Federal Capital Expenditures (thousands)</b>	\$217,650	\$215,920	\$233,904	\$215,668	\$278,499
<b>Total Capital Expenditures (thousands)</b>	\$414,335	\$433,355	\$467,840	\$527,874	\$653,283

Source: Delaware Office of Management and Budget; Delaware Department of Transportation

\* Data for calendar year (CY20 is projected)

## Wastewater

While the operation of drinking water and wastewater systems has traditionally been the domain of Delaware’s local governments, the state Department of Health and Social Services (DHSS) and DNREC do provide significant funding to allow for the improvement and expansion of these systems. Table B.4 lists recent state and federal expenditures on wastewater projects through the Water Pollution Control Revolving Funds, which is a program that is administered by DNREC to provide support for community wastewater service projects. In FY 2020, a total of \$13.7 million of state and federal funds were expended. The State has also provided assistance for wastewater projects through a 21st Century Fund Wastewater Management Account.

**Table B.4 Wastewater funding to local governments, fiscal years 2016–2020**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
<b>Projects Funded</b>	9	9	4, +1 increase	12 + 3 increase	5
<b>Water Pollution Control Funds (State Match) *</b>	\$1,363,400	\$1,305,000	\$1,294,800	\$1,571,800	\$1,555,800
<b>Water Pollution Control Funds (Federal Grant)</b>	\$6,817,000	\$6,525,000	\$6,474,000	\$7,859,000	\$7,779,000
<b>Water Pollution Control Revolving Funds (Principal and Interest Repayments) *</b>	\$16,790,582	\$8,070,020	\$58,203,048	\$58,632,188	\$4,414,960
<b>Water Pollution Control Funds (Total)</b>	\$24,970,982	\$15,900,020	\$65,971,848	\$68,062,988	\$13,749,760
<b>21st Century Wastewater Fund*</b>	\$1,593,560	\$621,650	\$235,063	\$0	\$0

Source: DNREC Environmental Finance

\* State Funds

## Public Safety

### Paramedic Program

The State currently provides 30 percent of the funding that the counties use to provide their jurisdictions with paramedic service. This percentage remained consistent with the 30 percent in the most recent budget process. In FY 2020, the State (at 30 percent) funded county paramedic operations with \$12.3 million of state funding.

**Table B.5 State paramedic program funding, fiscal years 2016–2020**

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
<b>State Portion</b>	30%	30%	24%	30%	30%
<b>New Castle</b>	\$5,191,588	\$5,211,418	\$4,153,270	\$5,211,419	\$5,771,365
<b>Kent</b>	\$1,515,794	\$1,425,949	\$1,212,635	\$1,703,902	\$1,869,254
<b>Sussex</b>	\$4,051,517	\$4,172,763	\$3,241,214	\$4,351,845	\$4,670,529
<b>Total</b>	\$10,758,899	\$10,810,131	\$8,607,119	\$11,267,166	\$12,311,148

Source: Delaware Office of Management and Budget

### State Police

The Delaware State Police (DSP) provides statewide public safety services. The agency assists all local and county police agencies with specialized police and investigative services. The agency has the primary responsibility for enforcing traffic laws on Delaware's major roadways. In addition, the DSP is the agency



responsible for providing police protection for residents of unincorporated Kent and Sussex Counties, as well as for small towns that lack municipal police departments. Due to population growth in the unincorporated areas (and small towns) in both counties, the DSP has primary responsibility for protecting approximately 58 percent of the population in Kent County and 79 percent of the population in Sussex County (as per 2010 Census 100-percent population count data).

From FY 2016 through FY 2020, the funding necessary to support the DSP has steadily increased from \$111.5 million in FY 2016 to \$123.3 million in FY 2020.

**Table B.6 State police personnel and budget, fiscal years 2016–2020**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Total Employees*</b>	960	965	963	975	985
<b>GF Budget** (thousands)</b>	\$111,505.1	\$114,757.6	\$115,662.3	\$118,076.8	\$123,391.9

Source: Delaware Office of Management and Budget

\* Includes both troopers and civilian staff

\*\* State Police budget reported is General Fund only and excludes the Closed State Police Pension Plan. All fiscal years have been adjusted downward to exclude the Closed State Police Pension Plan.

## Agriculture

### Farmland Preservation

Delaware has one of the best-regarded and most productive farmland preservation programs in the nation. Administered by the Department of Agriculture, farmers and other landowners sell easements to their land to the state, which essentially extinguishes their right to develop the land, but continues to allow a wide range of agricultural uses. In the past five fiscal years, the program has preserved 256 farms, totaling over 23,000 acres. This has been accomplished using a combination of federal, state, and local funds.

The Agriculture Lands (Aglands) Preservation Program chooses farms to preserve based on the percentage discount that the owners offer from the appraised value of their farms' development rights. For example, if a farm's development rights value is worth \$1,000,000 and the owner is willing to sell those rights for \$400,000, this is a 60 percent discount (donation). The farms with the highest percentage discounts are preserved. Over the twenty-four year history of the Aglands Preservation Program, landowners have discounted (donated) on average 59 percent of their farms' development rights value.

In FY 2020, the program selected 65 farms to preserve totaling 5,300 acres; these easements will settle during FY 2020. The cost per acre of farmland easement has decreased significantly, from a peak of \$6,624 per acre in FY 2007 to \$1,228 per acre in FY 2016, but rose slightly to \$1,949 in FY 2020. The easement value is partially based on the appraised market value of the land for "highest and best use," which is usually housing development. This overall decrease can be attributed to the reduced demand for new housing and land-development projects in rural areas; however, the recent improvement in the housing market is reflected in the higher easement values for FY 2017 through FY 2020.

The Department of Agriculture continues to seek additional funding sources for the program. Prior to FY 2015, Delaware utilized over \$49 million of USDA Natural Resources Conservation Service (NRCS) funds for farmland preservation, but did not utilize Agricultural Conservation Easement Program (ACEP) funds in FY 2015 and FY 2016 due to new federal regulations that were not compatible with the state's program. In FY 2017, the Department of Agriculture successfully reached agreement with the USDA NRCS to utilize federal ACEP funding to help preserve easements. Delaware received \$5 million of NRCS ACEP funds in FY 2019 and an additional \$5 million in FY 2020, one of Delaware's largest allocations from NRCS. In FY 2014, the program received nearly \$520,000 from Ducks Unlimited to help purchase easements on farms that contain forested wetlands; these funds helped to purchase five easements between FY 2014 and FY 2016. Similarly, Delaware is now eligible to utilize the U.S. Department of Defense's Readiness and Environmental Protection Integration (REPI) funds from the Naval Air Station Patuxent River for easements in southwestern Sussex County. These federal funds are used to protect lands around military installations and within their testing areas and flight paths. Additionally, in FY 2020 each of Delaware's county governments provided funding—this is the second time in twelve years that all three county governments provided funding to the Aglands Preservation Program in the same year (the first was FY 2019). Specifically, Sussex County provided \$140,000, New Castle County contributed \$241,973, and Kent County contributed \$200,000.

**Table B.7 Farmland preservation by easement, fiscal years 2016–2020**

	FY 2016	FY 2017	FY 2018†	FY 2019‡	FY 2020^
<b>Farms Preserved</b>	16	32	36	109	63
<b>Acres Preserved</b>	2,220	2,980	3,420	9,275	5,300
<b>State Funds</b>	\$2,226,763	\$2,252,048	\$2,508,253	\$8,382,144	\$6,342,690
<b>Federal Funds</b>	\$0	\$1,411,081	\$1,339,039	\$5,377,053	\$3,417,090
<b>County/Other Funds</b>	\$500,470	\$272,198	\$585,338	\$1,928,546	\$572,473
<b>Legal and Survey*</b>	\$67,973	\$140,557	\$160,601	\$500,000	\$250,000
<b>Total Funds</b>	\$2,727,233	\$4,075,884	\$4,432,630	\$16,187,743	\$10,582,253
<b>Cost per Acre**</b>	\$1,228	\$1,321	\$1,296	\$1,671	\$1,949

Source: Delaware Department of Agriculture

\* State Funds

\*\* Cost per acre paid to land owner excludes legal and survey costs.

† FY 2018 totals are estimates because not all settlements have occurred as of publication.

‡ FY 2019 totals are estimates because not all settlements have occurred as of publication.

^ FY 2019 totals are estimates because no settlements have occurred as of publication.

## Young Farmer Loan Program

The Young Farmer Loan Program was established in FY 2012 by the Department of Agriculture to help individuals acquire farmland. Applicants who meet the criteria for the program (age 18 to 40, net worth not exceeding \$300,000, and at least three years of farming experience) can apply for a loan to help purchase a farm (the property must have at least 15 acres of cropland). If approved, an applicant can receive a thirty-year, no interest loan for up to 70 percent (not to exceed \$500,000) of the appraised value of the property's development rights. The applicant has to secure the funding for the remainder of

the purchase price through a private lender (bank, farm credit, etc.). The loan with the private lender is their primary loan and is paid first. Once their primary loan is paid, then the applicant pays the Young Farmer Loan up to a maximum of thirty years. For example, if their private loan is twenty years, then they have ten years to pay the Young Farmer Loan. The property is placed into a permanent conservation easement at settlement, and the applicant must actively farm the property for the life of the Young Farmer Loan.

In FY 2020, one loan totaling \$258,836 was approved to help purchase a farm totaling 99 acres.

**Table B.8 Young Farmer Loan Program, fiscal years 2016–2020**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Farms Preserved</b>	3	5	1	1	1
<b>Acres Preserved</b>	147	249	113	76	99
<b>State Funds</b>	\$471,882	\$889,330	\$305,097	\$290,888	\$258,836
<b>Legal and Survey*</b>	\$17,300	\$27,756	\$4,399	\$6,008	\$6,071
<b>Total Funds</b>	\$489,182	\$917,086	\$309,496	\$296,896	\$264,907
<b>Cost per Acre**</b>	\$3,210	\$3,572	\$2,700	\$3,827	\$2,615

Source: Delaware Department of Agriculture

\* State Funds

\*\* Cost per acre paid to landowner excludes legal and survey costs

## Forestland Preservation

The Forest Preservation Program was established in FY 2010, and nine forest tracts were preserved at that time, totaling 872 acres. The funding for these easements included state funding combined with funding from The Nature Conservancy, a private conservation organization. In FY 2020, two tracts were preserved totaling 122 acres.

**Table B.9 Total forest preservation easements, fiscal years 2010–2018, 2019 and 2020**

	FY 2010–2018	FY 2019**	FY 2020^
<b>Forest Tracts Preserved</b>	11	3	2
<b>Acres Preserved</b>	928	140	122
<b>State Funds</b>	\$1,038,400	\$113,234	\$111,946
<b>Federal Funds</b>	N/A	N/A	N/A
<b>Local Funds</b>	N/A	N/A	\$9,500
<b>Private Conservation Funds</b>	\$412,403	N/A	N/A
<b>Legal &amp; Survey*</b>	\$49,428	\$8,500	\$6,500
<b>Total Funds</b>	\$1,500,231	\$121,734	\$127,946

Source: Delaware Department of Agriculture

\* State Funds

\*\* FY 2019 totals are estimates because not all settlements have occurred as of publication.

^ FY 2020 totals are estimates because no settlements have occurred as of publication.

## Environment

### Community Water Quality Improvement Grant

The Community Water Quality Improvement Grant is an annually-determined amount set aside in the Delaware Clean Water State Revolving Fund (CWSRF) Non-Federal Administrative Account. It requires a 25 percent cash match and must meet state insurance requirements. This grant is intended for projects to improve water quality as part of specific watershed improvement plans. It is meant for programs and projects that demonstrate innovative and sustainable methods, techniques, and/or practices for water quality improvements with cost effective and measurable results.

**Table B.10 Community water quality improvement grants, fiscal years 2016–2020**

State Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>DNREC</b>	\$350,000	\$350,000	\$250,000	\$250,000	\$250,000

Source: DNREC Division of Watershed Stewardship, based on the annual allocation of funds for multi-year projects

### Nonpoint Source Program

Nonpoint source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffused sources. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even our underground sources of drinking water.

The Delaware NPS Program addresses NPS pollution through educational programs, publications, and partnerships with other Delaware organizations. The Delaware NPS Program also administers a competitive grant made possible through Section 319 of the Clean Water Act, providing funding for projects designed to reduce NPS pollution.

**Table B.11 Nonpoint Source Program Grant funding, fiscal years 2016–2020**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>State</b>	\$773,138	\$843,709	\$783,115	\$783,115	\$799,667
<b>Federal</b>	\$1,154,706	\$1,265,500	\$1,174,612	\$1,174,552	\$1,199,500
<b>Total</b>	\$1,927,844	\$2,109,209	\$1,957,727	\$1,957,667	\$1,999,167

Source: DNREC Division of Watershed Stewardship, based on the annual allocation of funds for multi-year projects

### Surface Water Matching Planning Grant

The Surface Water Matching Planning Grant is designed to assist counties and municipalities to prepare surface water projects for funding through the Delaware Water Pollution Control Revolving Fund (WPCRF). The available funding can be used to assist with surface water planning in general and for specific project planning and designs necessary. The available funding can be used to assist with surface

water planning in general and for specific project planning and designs necessary to submit a loan application to the WPCRF for funding consideration. In FY 2020, grants totaling \$250,000 were selected.

The grants support planning, preliminary engineering, and feasibility analysis of surface water improvement projects and activities that focus on the developed landscape to improve water quality in impaired watersheds in Delaware. They can be used for a variety of projects, such as:

- › Retrofitting stormwater systems
- › Establishing green technology practices
- › Restoring streams and wetlands
- › Studying watersheds
- › Developing master surface water and drainage plans

**Table B.12 Surface Water Matching Planning Grant funding, Fiscal Years 2016–2020**

State Funds	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
DNREC	\$350,000	\$350,000	\$250,000	\$250,000	\$250,000

## Housing

### Homeownership

DSHA continues to expand access to low rate and settlement assistance through various programs to help advance and sustain homeownership. By revamping our settlement assistance program, in FY20 DSHA was able to increase the number of homebuyers assisted to 1,432, with more than \$279 million in financing of first mortgages, down payment and settlement assistance, and other help. DSHA also continued to preserve homeownership through the rehabilitation of 191 homes to ensure they are safe and habitable.

Building on efforts to promote responsible homeownership, DSHA continues to support pre-purchase homeownership counseling provided by Delaware HUD-certified housing counseling agencies, as well as foreclosure prevention counseling and financial assistance.

**Table B.13 DSHA Homeownership Programs, Fiscal Years 2016–2020**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Homebuyers Assisted</b>	975	806	963	1259	1,432
<b>Mortgage Assistance* (millions)</b>	\$240	\$196	\$221	\$253	\$279
<b>Homeownership Rehabilitation</b>	402	223	335	290	227

Source: Delaware State Housing Authority

\* Below-market rate mortgages, down payment, and settlement assistance.

## Affordable Rental

As rental demand continues to strengthen, Delaware renters increasingly stretch their budgets to pay rent and utilities. DSHA works diligently to ensure that those most in need have access to safe, affordable and accessible housing through DSHA's Public Housing units and Housing Choice Vouchers, as well as through new rental units created through the Low-Income Housing Tax Credit Program and the Housing Development Fund. In FY 2020, 1,309 low-income households were provided with Public Housing Units or Housing Choice Vouchers. Additionally, 204 affordable rental units were created new or preserved from conversion or demolition.

DSHA continues to expand the reach of the State Rental Assistance Program (SRAP). This program was created in partnership with DHSS and the Department of Services for Children, Youth and their Families to help Delawareans who require supportive services live independently in their communities. It has been part of special initiatives to address veteran homelessness, family homelessness, and in FY 2020 expanded on a pilot basis to provide rental assistance to participants in the Group Violence Intervention (GVI) project focused on preventing and reducing violence in the City of Wilmington, and supported a special initiative to assist families experiencing homelessness in the Christina School District. DSHA has also added several additional federal sources of rental assistance for special populations in recent years. Altogether in FY 2020, 983 households with rental assistance administered by DSHA, primarily through SRAP with some other federal sources for special populations.

**Table B.14 DSHA Rental Programs, Fiscal Years 2016–2020**

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Rental Units Produced or Preserved</b>	535	345	230	242	204
<b>Housing Development Fund &gt; (millions)</b>	\$10	\$10	\$10	\$10	\$10
<b>DSHA Public Housing &amp; Housing Choice Vouchers Managed</b>	1,412	1,400	1,405	1,401	1,309
<b>Rental Assistance for Special Populations</b>	785	749	843	871	983

> HDF base allocation and Affordable Rental Housing Program (ARHP). Does not include HDF allocated for specific programs.

## Community Revitalization

Strong partnerships, private investment and public incentives continue to create new retail and commercial development, as well as new and enhanced residential opportunities in Delaware's downtowns, stimulating job growth, and improving the commercial vitality of our towns and cities. In FY 2020, \$12.3 million in Downtown Development District (DDD) funds were reserved for twenty-five large projects and are expected to leverage \$244 million in private investment. In addition, forty-five small projects and eleven large projects were completed in FY 2020 receiving a total of \$5.7 million. Altogether, approximately \$18 million in DDD funds is leveraging \$356 million in private investment.

DSHA continues to combine Downtown Development District investments with community interventions through the Strong Neighborhoods Housing Fund (SNHF). The SNHF is now established as a revolving fund to help redevelop vacant and blighted lots that can have a negative impact on an entire

community. In FY 2020, the General Assembly allocated \$3 million to the SNHF program, which was awarded to public and private partners in Wilmington, New Castle, Claymont, and Dover. DSHA looks forward to continuing to collaborate with public and private partners to support increased economic vitality and quality of life in the heart of Delaware’s communities.

**Table B.15 DSHA Downtown Development District Rebate program, Fiscal Years 2016–2020**

		FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
<b>Downtown Development District Rebate *** (millions)</b>	Reserved	\$3.2	\$6.6	\$6.1	10.9	12.3
	Leveraged	\$35.1	\$172.1	\$66.1	231.4	244

\*\*\* large projects reservations



## APPENDIX C: DEMOGRAPHIC DATA

The U.S. Census Bureau's latest population estimates indicate that Delaware had 967,171 residents in 2018, an increase of 69,237 or 7.7 percent since the 2010 Census. Among the counties, the estimates show Sussex County has the highest growth with an 11.4 percent increase, or 22,395 residents since the 2010 count. Kent County also increased by 7.71 percent mirroring the State as a whole while New Castle County had the lowest growth rate at 3.09 percent.<sup>1</sup>

**Table C.1 U.S. Census population change, 2010–2018, state of Delaware and counties**

	Population Projections		Change 2010–2018	
	2010	2018	Net Change	Percent
<b>Delaware</b>	897,934	967,171	69,237	7.71%
<b>Kent</b>	162,310	174,822	12,512	7.71%
<b>New Castle</b>	538,479	555,133	16,654	3.09%
<b>Sussex</b>	197,145	219,540	22,395	11.4%

Source: US Census Bureau, 2010 Census; US Census Bureau, 2018 ACS

The American Community Survey (ACS) is a nationwide survey designed to provide communities with a fresh look at how they are changing. The ACS replaced the decennial census long form in 2010 and thereafter by collecting long-form type information throughout the decade rather than only once every ten years. The ACS produces demographic, social, housing, and economic estimates in the form of one-year, three-year, and five-year estimates based on population thresholds. The strength of the ACS is in estimating population and housing characteristics.<sup>2</sup>

In order to provide some context to Delaware's demographics and housing characteristics, Table C.2 compares our state to the United States as well as to the states that border Delaware: Maryland, New Jersey, and Pennsylvania. When reviewing the table, there are a few items that stand out:

- › Delaware is growing faster (more than 5 percent growth since 2010) than the national average or any of the surrounding states;
- › Delaware's percentage of school-aged children is lower than the national average and the percentage of adults over 65 years old is higher than the national average;
- › Delaware is more diverse than the national average, particularly in regards to the African American population. However, Delaware's Hispanic population is less than the national average and consistent with all of the surrounding states except New Jersey, which has a much higher Hispanic population;

<sup>1</sup> US Census, Annual Estimates of Residential Populations, 2010–2018. Note that 2018 is the most recent data available at this time.

<sup>2</sup> Adapted from the U.S. Census Bureau's American Factfinder website glossary, <https://factfinder.census.gov/help/en/index.htm#glossary.htm>

- › Delaware has a higher rate of homeownership (71%) than the nation and any of the surrounding states. However, Delaware also has a much higher housing vacancy rate (17%) than the nation or the region. The large number of seasonal vacation homes in Sussex County contributes to the housing vacancy rate.
- › The median housing value (\$231,500) and median household income (\$79,262) in Delaware are both higher than the national average and Pennsylvania, but significantly less than Maryland and particularly New Jersey.

**Table C.2 Selected demographics from the 2018 American Community Survey**

		United States	Delaware	Maryland	New Jersey	Pennsylvania
<b>Total Population</b>						
	<b>2010 Census</b>	308,745,538	897,934	5,773,552	8,791,894	12,702,379
	<b>2018 ACS</b>	322,903,030	949,495	6,003,435	8,881,845	12,791,181
	<b>% growth 2010 Census – 2018 ACS</b>	4.59%	5.74%	3.98%	1.02%	0.70%
<b>% of Population</b>						
	Age					
	<b>0–5</b>	6.4%	6.1%	6.3%	5.9%	5.6%
	<b>5–9</b>	6.6%	6.1%	6.5%	6.1%	5.7%
	<b>10–14</b>	6.7%	6.5%	6.5%	6.4%	6.0%
	<b>15–19</b>	6.9%	6.7%	6.7%	6.4%	6.5%
	<b>20–24</b>	7.2%	6.8%	6.7%	6.4%	6.6%
	<b>25–34</b>	14.4%	14.1%	14.3%	12.9%	13.1%
	<b>35–44</b>	13.2%	12.3%	13.3%	13.0%	11.8%
	<b>45–54</b>	13.8%	14.1%	14.8%	14.6%	13.6%
	<b>55–59</b>	7.0%	7.6%	7.3%	7.2%	7.4%
	<b>60–64</b>	6.4%	6.9%	6.4%	6.3%	6.8%
	<b>65–74</b>	9.2%	11.1%	8.9%	8.8%	9.7%
	<b>75–84</b>	4.7%	5.5%	4.4%	4.6%	5.3%
	<b>85+</b>	2.0%	2.1%	1.9%	2.2%	2.6%
	<b>% 5–19</b>	20.2%	19.3%	19.62%	18.97%	18.25%
	<b>% 65+</b>	15.9%	18.6%	15.16%	15.66%	17.55%
	<b>Median Age</b>	37.9	40.2	38.2	39.8	40.7

	United States	Delaware	Maryland	New Jersey	Pennsylvania
<b>Race</b>					
White	73.6%	69.4%	57.6%	68.3%	81.6%
Black or African American	12.6%	21.6%	29.5%	13.5%	11.0%
Asian	5.1%	3.6%	6.0%	9.0%	3.1%
Hispanic or Latino	17.1%	8.7%	9.0%	19.0%	6.4%
<b>Educational Attainment</b>					
% High school graduate or higher	86.7%	88.4%	89.4%	88.6%	89.2%
% Bachelor's Degree or higher	29.8%	30.0%	37.9%	36.8%	28.6%
<b>Housing Characteristics</b>					
% Owner*	63.9%	71.2%	66.8%	64.5%	69.2%
% Renter *	36.1%	28.8%	33.2%	35.5%	30.8%
*Of occupied housing units					
% Vacant housing units**	12.3%	17.0%	10.1%	10.9%	11.2%
** Of total housing units					
<b>Income and Poverty</b>					
Median Home Value	\$178,600	231,500	\$286,900	\$315,900	\$166,000
Median Mortgage	\$1,492	\$1,537	\$1,951	\$2,386	\$1,425
Median Rent	\$928	\$1,018	\$1,230	\$1,192	\$840
<b>Income and Poverty</b>					
Mean Household Income	\$75,558	\$79,262	\$97,801	\$99,026	\$73,175
% of families in poverty	11.3%	8.2%	7.0%	8.2%	9.3%
% of individuals in poverty	15.5%	12.0%	10.0%	10.8%	13.5%

Unless otherwise noted all data is from the 2018 American Community Survey 5-year Estimates.

According to the Delaware Population Consortium (DPC), Delaware's population is projected to grow by almost 195,000 between 2010 and 2050, an increase of 21.5 percent, reaching a projected population of just under 1.1 million. Sussex County is expected to see the largest percent increase in population by 40.4 percent. Kent County's population is projected to reach 210,671 by 2050, an increase of 29.4 percent. New Castle County is expected to grow by 12.3 percent over the same period, adding just over 66,500 to reach a 2050 population of 606,162.

**Table C.3 Delaware population projections: 2010–2050**

	Population Projections		Change 2010–2050	
	2010	2050	Net Change	Percent
<b>Delaware</b>	900,459	1,051,762	115,303	14.39%
<b>Kent</b>	162,847	188,290	25,433	13.51%
<b>New Castle</b>	539,642	577,814	38,172	6.61%
<b>Sussex</b>	197,940	285,658	87,688	30.70%

Source: Delaware Population Consortium, Release Date: October 2019.

The DPC projections indicate that the percentage of school-aged children will gradually decrease from 18.43 percent in 2015 to 16.53 percent in 2050. During the same period the projections indicate that the percentage of adults 65 years old or older will increase from 14.46 percent to almost 24 percent. Delaware is projected to become more diverse as well, with the white population projected to decrease from 63.47 percent in 2015 to just under 50 percent by 2050.

Delaware is projected to have 78,683 additional households between 2015 and 2050. Each household will need a place to live, resulting in the demand for about that many new housing units during the same period.

**Table C.4 Demographic projections for State of Delaware**

	2010	2015	2020	2025	2030	2035	2040	2045	2050
<b>Total Population</b>	900,459	940,388	977,780	1,002,338	1,021,023	1,035,144	1,044,441	1,049,658	1,051,762
<b>% School Age</b>	19.73%	18.43%	17.90%	17.42%	17.05%	16.85%	16.68%	16.52%	16.53%
<b>% 65+</b>	14.46%	16.72%	18.92%	21.32%	23.35%	24.35%	24.43%	24.12%	24.49%
<b>Households</b>	329,088	348,932	364,323	375,009	382,487	387,605	389,887	390,178	388,406
<b>% White</b>	65.36%	63.43%	61.50%	59.46%	57.38%	55.28%	53.22%	51.33%	49.65%
<b>% Black</b>	20.88%	21.42%	22.00%	22.70%	23.36%	24.01%	24.66%	25.31%	25.96%
<b>% Hispanic</b>	8.19%	8.89%	9.71%	10.47%	11.24%	12.02%	12.76%	13.39%	13.89%
<b>% Other Race</b>	5.56%	6.25%	6.79%	7.38%	8.02%	8.69%	9.36%	9.97%	10.50%

Source: Delaware Population Consortium, Release Date: October 2019.

The Delaware Population Consortium projections consider some noteworthy demographic trends that will influence Delaware’s growth for decades. One of the most important trends is that over the next twenty-year period there will be an increasing number of deaths of those in the “baby boomer” generation, which is one of the state’s largest demographic groups. This is reasonably expected to result in many vacant housing units throughout the state. These housing units are expected to be occupied by new households with larger household sizes. For example, a vacant home previously occupied by a single elderly homeowner could be occupied by a young family with a total of four persons. As such, the projections anticipate the existing housing stock will absorb a large amount of the projected new

population. Toward the middle to the end of the 2020s the number of deaths of those in single person households is expected to be greater than the number of new households formed, exacerbating these trends. This dynamic is most pronounced in New Castle County but will affect all three counties. The practical effect of these trends is that there will be a reduced demand for new housing units, particularly in New Castle County, within the next decade.

# APPENDIX D: COMPREHENSIVE PLANNING PROGRESS

Since September 2019, the Governor has certified five comprehensive plans. These include City of Wilmington, City of Dover, Town of Dagsboro, Town of Millville, and Town of Ocean View.

The Office of State Planning Coordination (OSPC) is currently working with 18 town that are in the process of updating their plans.

In the next year, there are approximately four municipalities that should begin their comprehensive plan updates and three that will be reviewing their plan to determine if changes need to be made for their 5-year update.

The following table shows the current status of all municipal comprehensive plans. Municipalities that are currently known to be updating or amending their comprehensive plans are noted to be “in progress.” There are three municipalities in New Castle County that do not have plans because they have ceded control of planning and zoning to the county.

**Table D.1 Municipal and County Comprehensive Plan Activity**

Municipality	County	Latest Planning Activity	Certified	Extension granted until
Arden	New Castle	Under County control	n/a	
Ardencroft	New Castle	Under County control	n/a	
Ardentown	New Castle	Under County control	n/a	
Bellefonte	New Castle	Update in progress	08/13/2007	
Delaware City	New Castle	Update in progress; PLUS review 11/2019	11/24/2008	5/29/2020
Elsmere	New Castle	Update in progress	08/12/2010	2/12/2021
Middletown	New Castle	Comp plan amended 2019 and 2020	09/10/2012	
Newark	New Castle	No activity	1/5/2017	
New Castle	New Castle	Update in progress/plan amendment 2020	07/21/2009	4/30/2020
Newport	New Castle	No activity	12/18/2014	
Odessa	New Castle	No activity	10/01/2012	
Townsend	New Castle	Update in progress; Pre-Update 5/2019	07/07/2010	1/07/2020
Wilmington	New Castle	Plan certified	12/12/2019	
New Castle County		Several UDC amendments reviewed	7/1/2012	
Bowers Beach	Kent	Plan update in progress/plan amendment 2019	05/15/2009	11/30/2020
Camden	Kent	No activity	5/6/2019	

<b>Municipality</b>	<b>County</b>	<b>Latest Planning Activity</b>	<b>Certified</b>	<b>Extension granted until</b>
Cheswold	Kent	No activity	1/14/2019	
Clayton	Kent	No activity	1/14/2019	
Dover	Kent	Plan certified	1/13/2020	
Farmington	Kent	No activity	1/19/2016	
Felton	Kent	No activity	11/5/2018	
Frederica	Kent	No activity	9/2/2016	
Harrington	Kent	No activity	12/16/2013	
Hartly	Kent	Update in progress	8/10/2016	
Houston	Kent	No activity	7/12/2018	
Kenton	Kent	No activity	1/5/2017	
Leipsic	Kent	No activity	5/6/2019	
Little Creek	Kent	No activity	11/2/2016	
Magnolia	Kent	No activity	3/11/2019	
Viola	Kent	No activity	3/18/2019	
Woodside	Kent	No activity	11/13/2018	
Wyoming	Kent	Update in Progress; Pre-Update Review 04/2020	05/02/2011	
Milford	Kent/Sussex	No activity	1/22/2018	
Smyrna	Kent/New Castle	No activity	2/04/2013	
Kent County		South Frederica and Little Heaven Master plans underway	9/11/2018	
Bethany Beach	Sussex	No activity	2/17/2012	
Bethel	Sussex	Update in process	07/08/2008	
Blades	Sussex	Update in process; reviewed through PLUS 7/2019	04/17/2008	5/30/2019
Bridgeville	Sussex	Plan amendment 2020	9/10/2018	
Dagsboro	Sussex	Plan Certified	1/27/2020	
Delmar	Sussex	Update in progress/Plan amended 2019	10/25/2010	4/25/2021
Dewey Beach	Sussex	No activity	9/15/2018	
Ellendale	Sussex	Update in progress	10/06/2009	12/6/2021
Fenwick Island	Sussex	No activity	10/26/2017	
Frankford	Sussex	Update in progress; PLUS review 8/2020	09/08/2008	5/31/2020
Georgetown	Sussex	Update in progress	01/13/2010	1/13/2021
Greenwood	Sussex	No activity	6/29/2019	
Henlopen Acres	Sussex	Updated 2016, not certified	07/09/2004	
Laurel	Sussex	No activity	4/22/2018	



<b>Municipality</b>	<b>County</b>	<b>Latest Planning Activity</b>	<b>Certified</b>	<b>Extension granted until</b>
Lewes	Sussex	Plan amended 2029	10/16/2017	
Millsboro	Sussex	Update in progress; PLUS review 3/2020	06/01/2009	10/30/2020
Millville	Sussex	No activity	10/8/2019	
Milton	Sussex	Plan amended 2020	12/4/2018	
Ocean View	Sussex	Plan certified	3/10/2020	
Rehoboth	Sussex	Update in progress	07/23/2010	1/31/2021
Seaford	Sussex	Update in progress	01/12/2010	1/12/2021
Selbyville	Sussex	Plan adopted by town; awaiting certification	08/06/2007	4/30/2020
Slaughter Beach	Sussex	No activity	10/8/2018	
South Bethany	Sussex	No activity	07/27/2017	
Sussex County		Plan amendment 2020	3/19/2019	

# APPENDIX E: HIGHLIGHTS FROM LOCAL JURISDICTIONS' ANNUAL REPORTS

This section highlights accomplishments and issues with local governments, as noted in their comprehensive plan annual reports. We feel this will help the State to maintain and strengthen the partnership approach to land use planning we have been nurturing over the years.

As of September 1, 2020, 41 municipalities and 3 counties have submitted an annual report. Most of the municipalities and the counties that submitted reports are working to implement the goals and objectives set forth in their comprehensive plans. Of those jurisdictions reporting, 2 have noted that plan amendments may be needed at this time, 11 are working on or have recently updated their ordinances or zoning code, 13 municipalities are considering bike and/or pedestrian walkway plans or trails, 12 towns have added or are working on adding parkland or a playground, and 8 are working to create a master plan or continue to move forward with an adopted master plan. In addition, 10 local jurisdictions have identified issues that they feel could require technical assistance from the OSPC.

## New Castle County

<b>New Castle County</b>	New Castle County added 381.22 acres of open space in 2019 through record plan approval.
<b>Bellefonte</b>	The town is completing the draft update for review by the State for certification.
<b>Delaware City</b>	The City was designated as a DDD in 2019. The city is currently updating their comprehensive plan. The city continues to make progress on the Fort Delaware area that is beginning to see development.
<b>Elsmere</b>	The town is currently working to complete an update of the comprehensive plan
<b>Middletown</b>	The town was designated as a DDD this year. The town is working with Appoquinimink School District on their efforts to meet the need for new schools. The town is also working with NCC and the YMCA to bring a Library and new YMCA facilities to town.
<b>New Castle</b>	The city has worked on several code amendments during this past year. In addition, the city has worked with WILMAPCO as a member of the PAC committee. New Castle was designated as a DDD this year.
<b>Newark</b>	The city is working to identify the boundaries and scope of a TID. The city in coordination with DNREC received \$80,000 grant to develop a community sustainability plan. In addition, the city has established a working group to examine issues related to the demand for student housing, the management of student housing, and the need for non-student affordable rental housing.
<b>Odessa</b>	The town of Odessa continues to work toward implementation of their comprehensive plan.
<b>Townsend</b>	The town completed the revision of its zoning code. The revision provides additional classifications to help with affordable housing and to be more in line with the NCC UDC.
<b>Wilmington</b>	Wilmington has continued to focus its efforts in the Central Business District through continued construction efforts, which has been enhanced by their designation as a DDD. They have also made significant infrastructure improvements including the recently opened DART Wilmington transit enter, and the work being done to connect the Eastside of the river to the west near the new 76ers facility.

## Kent County

<b>Kent County</b>	The Sourcewater Protection Ordinance was adopted. Work continues on the South Frederica/Little Heaven master plan, and the county drafted a partial revision of their zoning ordinance.
<b>Cheswold</b>	The McGinnis Green retail area is at about 75 percent occupancy, and the town has seen an increase in building permits for new homes. In addition, the town has completed the fire hydrant design for Old Town section of Cheswold.
<b>Clayton</b>	In 2019, Clayton was designated as a Downtown Development District. In addition, the town opened a new park area along Main street, which includes a clock tower, benches, and landscaping to enhance the town center.
<b>Dover</b>	The city plan was certified in January 2020. The city has begun plan implementation, including the comprehensive rezoning.
<b>Felton</b>	The open space in one of their recent subdivision has been turned over to the town. The town is using one of the parcels for children's recreational activities.
<b>Harrington</b>	DDD is enhancing the economy and continues to provide employment opportunities. There is a new retail center coming to town and new apartments just received approval. The town is working to increase rail access to Clucky Drive to allow additional manufacturing opportunities.
<b>Hartly</b>	The town is currently working on a review/update of their comprehensive plan.
<b>Kenton</b>	The town annexed a portion of a neighboring farm to allow a Dollar General to serve the residents.
<b>Magnolia</b>	With funding from the MPO the town has hired a consultant to perform a traffic analysis of their roadways. The consultant will provide a summary report and recommendations. The town is working to address dilapidated houses and improve properties through enforcement. In addition, they are working the Division of Public Health, Office of Drinking Water (DPH/ODW) to replace aging sections of water mains.
<b>Milford</b>	The City has completed a sign ordinance. In addition, the city is working on the development of a TDR program in the Southeast Neighborhood area.
<b>Smyrna</b>	The town council has adopted a completely revised Planned Village community Conditional Use Standards.
<b>Woodside</b>	The town has worked with the State Finance Office and is now able to collect Realty Transfer Tax fees. In addition, the town has completed an updated zoning map and two property maintenance ordinances.
<b>Wyoming</b>	The town is updating their comprehensive plan and conducting a review of their current zoning to determine if changes need to be made. They are looking at the option of creating more specific zoning areas.

## Sussex County

<b>Sussex County</b>	The County has added 555.22 acres of open space through subdivision approvals. In addition, the county has approved the creation of one Ag Preservation District for the Wells District which includes 280.69 acres along Slaughter Beach Road. The county continues to work with DelDOT on a Transportation Improvement District.
<b>Bethany Beach</b>	The town purchased 12.53 acres of land along Garfield Parkway to preserve the wetlands and removed dangerous trees from the Salt Pond located in Lake Bethany.
<b>Bethel</b>	The town is updating their comprehensive plan and their zoning ordinance to be proactive regarding possible future developments near their town.

<b>Dagsboro</b>	The town completed a Downtown Development District Plan. While they did not receive the designation, they intend to use the plan as a planning tool. The town notes that they continue to see interest in small businesses moving to their downtown.
<b>Delmar</b>	The town completed the installation of a water main upgrade to eliminate the last sections of 4" and 8" pipe.
<b>Dewey Beach</b>	Completed a Living Shoreline on the Bayside to help with drainage. In addition, the town is beginning to create a GIS Stormwater Management Mapping database to verify and map all stormwater pipes and structures, including the outfalls.
<b>Ellendale</b>	The town is currently working to complete an update of the comprehensive plan.
<b>Fenwick Island</b>	The town has received money through the bond bill for sidewalk installation. They have also applied for a TAP grant from DelDOT for sidewalks. Once completed, this would put sidewalks on both side of Coastal Highway.
<b>Georgetown</b>	The town received designation as a Monarch City, USA. In addition, the town is working on a business park. During COVID, the town implemented additional signage provisions. Outside dining assistance, and increased communication regarding "open" businesses to promote community support. The town has been pursuing an in-town connection to the Georgetown-Lewes Bike Trail, but easements have been difficult, and it may not happen.
<b>Greenwood</b>	The town is working with a developer to complete a subdivision that was partially built several years ago.
<b>Henlopen Acres</b>	The town is working on an Asset Management Plan. In addition, the town adopted a new chapter of the town code to establish a building and property maintenance standard.
<b>Laurel</b>	The town has established historical guidelines for the commercial business within the DDD and established an advisory committee for such.
<b>Lewes</b>	The city is part of the working group to address traffic in the Five Point area of Route 1. In addition, the city has formed a subcommittee to consider ways to address sea level rise and to consider buffers around wetlands.
<b>Millsboro</b>	The town continues to see residential and commercial growth. In addition, the town is working with DelDOT on the development of a Bicycle Master Plan.
<b>Millville</b>	Numerous grants to get the playground up and going including bathrooms and pickleball courts.
<b>Milton</b>	The town is currently in the process of modifying their existing zoning code to create two new zoning districts that include Marine Resource and Limited Light Industrial. These districts were established as part of the 2018 comprehensive plan.
<b>Ocean View</b>	New Hall store scheduled for completion in the summer of 2020.
<b>Rehoboth</b>	The town has begun construction of Grove Park Access Dock behind the Rehoboth Beach Museum. This access makes a potential water taxi between Lewes and Rehoboth a possibility in the future.
<b>Seaford</b>	The city has several development proposals and a revitalization project that are currently in various stages of planning and construction within the DDD.
<b>Selbyville</b>	The town offices moved to a new location within their downtown. The town water department received an Aquarius Recognition award (national EPA award) for the Methyl Tert-Butyl Ether removal project. This project focused on sustainability and protection of public health.
<b>Slaughter Beach</b>	The town has teamed with several agencies for a Watershed Economic Valuation Management Plan.
<b>South Bethany</b>	The town added three at-grade beach walkways. In addition, the town helped Bethany Beach Volunteer Fire Department acquire an emergency ATV.

# APPENDIX F: DOWNTOWN DEVELOPMENT DISTRICT TABLES

**Table F.1 Downtown Development District (DDD) summary report FY 2015–FY 2020, ending 6/30/20**

**DDD Rebates Issued To-Date by Eligible Use**

	Large Projects	TDC	QRPI	Rebate	#
	Commercial	\$95,450,613	\$76,227,869	\$4,998,732	13
	Mixed-use	\$138,774,325	\$86,177,504	\$6,400,051	19
	Residential	\$37,235,556	\$24,235,665	\$2,348,745	7
	Subtotal	\$271,460,494	\$186,641,038	\$13,747,528	39
	Small Projects				
	Commercial	\$8,161,350	\$5,224,225	\$1,042,698	42
	Mixed-use	\$3,564,312	\$3,568,143	\$675,522	20
	Residential	\$8,537,067	\$7,254,272	\$1,443,994	74
	Subtotal	\$20,262,729	\$16,046,640	\$3,162,214	136
	Large/Small Projects				
	Commercial	\$103,611,963	\$81,452,094	\$6,041,430	55
	Mixed-use	\$142,338,637	\$89,745,647	\$7,075,573	39
	Residential	\$45,772,623	\$31,489,937	\$3,792,739	81
	Grand Total	\$291,723,223	\$202,687,678	\$16,909,742	175

**DDD Rebates Issued To-Date by Activity**

Large Projects	TDC	QRPI	Rebate	#
New Construction	\$94,820,529	\$76,119,787	\$4,069,910	10
Rehab-Existing Building	\$176,639,965	\$110,521,251	\$9,677,618	29
Subtotal	\$271,460,494	\$186,641,038	\$13,747,528	39
Small Projects				
New Construction	\$6,014,848	\$5,239,324	\$1,041,845	44

Rehab-Existing Building	\$14,247,881	\$10,807,316	\$2,120,368	92
Subtotal	\$20,262,729	\$16,046,640	\$3,162,214	136
<b>Large/Small Projects</b>				
New Construction	\$100,835,377	\$81,359,111	\$5,111,755	54
Rehab-Existing Building	\$190,887,846	\$121,328,567	\$11,797,986	121
<b>Grand Total</b>	<b>\$291,723,223</b>	<b>\$202,687,678</b>	<b>\$16,909,742</b>	<b>175</b>

**Table F.2 DDD large-project rebate reservations, FY 2020, announced February 28, 2020**

Investor	District	Eligible Use	Project Cost	Rebate/ Reservation
Faithwork, LLC	Dover	Mixed Use	\$3,688,540	\$493,346
Greenlea, LLC	Georgetown	Commercial	\$2,439,660	\$360,000
225 West Main Holdings, LLC	Middletown	Commercial	\$600,000	\$105,330
Ninth Street Holdings, LLC	New Castle	Residential	\$950,471	\$181,834
DAD 1220 N. Market Street, LLC	Wilmington	Commercial	\$22,000,000	\$940,000
Ministry of Caring Inc.	Wilmington	Residential	\$1,097,598	\$125,798
Office Partners XIX Brandywine LLC	Wilmington	Commercial	\$5,382,756	\$540,000
The Warner 927, LLC	Wilmington	Mixed Use	\$1,581,000	\$157,000
<b>LP-Round 10, FY20 TOTAL</b>		<b>8</b>	<b>\$37,740,025</b>	<b>\$2,903,308</b>

**Table F.3 DDD large-project rebate reservations, FY 2020, announced July 16, 2020**

Investor	District	Eligible Use	Project Cost	Rebate/ Reservation
Habitat for Humanity of New Castle County	Middletown	Residential	\$1,280,000	\$149,160
10Front LLC	Milford	Mixed-Use	\$648,533	\$107,511
200Front LLC	Milford	Residential	\$2,050,140	\$318,151
Mispillion Street Partners LLC	Milford	Residential	\$8,918,400	\$700,000
9th & Tatnall, LLC	Wilmington	Mixed Use	\$2,053,576	\$231,264
317 Market LLC	Wilmington	Residential	\$5,825,423	\$540,000
517 Shipley LLC	Wilmington	Residential	\$60,987,395	\$1,500,000
608 Market LLC	Wilmington	Commercial	\$3,350,868	\$404,072
901 Market Associates, LLC	Wilmington	Mixed Use	\$32,439,367	\$1,500,000
1313 Owner, LLC	Wilmington	Mixed Use	\$10,953,295	\$580,000
BPG Office Partners VIII LLC	Wilmington	Residential	\$33,474,977	\$850,000

Investor	District	Eligible Use	Project Cost	Rebate/ Reservation
Compton Towne Preservation Assoc., LLC	Wilmington	Residential	\$18,704,235	\$620,000
Habitat for Humanity of New Castle County	Wilmington	Residential	\$1,400,000	\$146,750
Office Partners XIX Brandywine LLC	Wilmington	Commercial	\$1,672,387	\$243,187
Office Partners XIX Brandywine LLC	Wilmington	Commercial	\$595,094	\$83,418
Wilmington Culinary Hotel XLIV Owner LLC	Wilmington	Mixed Use	\$8,549,704	\$620,000
YBTZ, LLC	Wilmington	Mixed Use	\$13,211,056	\$780,000
LP-Round 11, FY20 TOTAL		17	\$206,114,450	\$9,373,513

**Table F.4 DDD small-project rebates, FY 2019**

Investor	District	Eligible Use	Project Cost	Rebate Issued
Central Delaware Habitat for Humanity	Dover	Residential	\$85,304	\$15,844
Central Delaware Habitat for Humanity	Dover	Residential	\$166,892	\$17,091
Central Delaware Habitat for Humanity	Dover	Residential	\$217,409	\$21,953
Central Delaware Habitat for Humanity	Dover	Residential	\$119,277	\$22,049
NCALL	Dover	Residential	\$137,129	\$24,594
NCALL	Dover	Residential	\$122,011	\$22,818
NCALL	Dover	Residential	\$128,213	\$23,675
NCALL	Dover	Residential	\$123,761	\$22,657
Anchor Hope Investments LLC	Georgetown	Commercial	\$96,000	\$17,441
Blue Hen Construction	Harrington	Residential	\$120,000	\$21,158
Christopher Radziewicz	Harrington	Residential	\$110,098	\$17,076
Schatz-Messick Enterprises LLC	Harrington	Residential	\$222,064	\$37,474
Schatz-Messick Enterprises LLC	Harrington	Residential	\$187,968	\$36,719
Schatz-Messick Enterprises LLC	Harrington	Residential	\$215,362	\$35,182
Schatz-Messick Enterprises LLC	Harrington	Residential	\$100,336	\$17,994
Schatz-Messick Enterprises LLC.	Harrington	Residential	\$94,798	\$17,830
Schatz-Messick Enterprises LLC.	Harrington	Residential	\$94,854	\$17,855
Sussex County Habitat for Humanity	Laurel	Residential	\$126,644	\$16,441
B. Ray Investments, LLC	Milford	Residential	\$81,019	\$15,041
B. Ray Investments, LLC	Milford	Residential	\$81,019	\$14,657
Bigg Jim's Homes LLC	Milford	Residential	\$77,776	\$15,045
Debbie Perez-Mercado	Milford	Residential	\$194,876	\$33,030
Diamond Dance Company Inc.	Milford	Commercial	\$160,000	\$28,174



Investor	District	Eligible Use	Project Cost	Rebate Issued
Hello Masu LLC	Milford	Mixed Use	\$60,480	\$11,179
Investor	District	Eligible Use	Project Cost	Rebate Issued
Inns on the Mispillion LLC	Milford	Mixed Use	\$123,875	\$23,307
Joseph E. Wiley	Milford	Residential	\$138,283	\$24,940
Joseph E. Wiley	Milford	Residential	\$133,971	\$24,041
Melvin Sayer	Milford	Residential	\$40,186	\$7,723
Milford 2nd Street Players Inc.	Milford	Commercial	\$329,329	\$50,000
Smyrna Rentals, LLC	Milford	Commercial	\$61,587	\$11,752
Wave Crest LLC	Milford	Residential	\$225,314	\$25,847
Yoder Properties LLC	Milford	Residential	\$254,626	\$46,226
Cranston Rentals, LLC	Seaford	Commercial	\$251,958	\$35,599
Seaford Executive Center LLC	Seaford	Mixed Use	\$50,000	\$50,000
Torales Rental Properties, LLC	Seaford	Mixed Use	\$270,370	\$50,000
CenterPoint Church of Delaware Inc.	Smyrna	Mixed Use	\$140,876	\$27,556
Tim Conley and Lindsay Powell-Conley	Smyrna	Commercial	\$480,000	\$23,795
500 N Market LLC	Wilmington	Mixed Use	\$220,105	\$35,298
C&H Properties LLC	Wilmington	Commercial	\$176,948	\$34,358
Habitat for Humanity New Castle County	Wilmington	Residential	\$98,291	\$14,970
Habitat for Humanity New Castle County	Wilmington	Residential	\$98,291	\$14,832
Habitat for Humanity New Castle County	Wilmington	Residential	\$98,291	\$14,789
Habitat for Humanity New Castle County	Wilmington	Residential	\$98,291	\$14,979
Inter-Neighborhood Community Builders LLC	Wilmington	Residential	\$294,592	\$42,182
Tabernacle Gospel Baptist Church	Wilmington	Commercial	\$53,402	\$10,680
<b>TOTAL</b>		<b>45</b>	<b>\$6,761,876</b>	<b>\$1,105,851</b>

